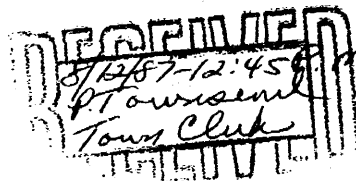


74-10 Mt. Airy Estates

RECEIVED
9/28/77-12:45 PM
Town Clerk
TOWN CLERK'S OFFICE
TOWN OF NEW WINESBORO



TOWN CLERK'S OFFICE
TOWN OF NEW WINDSOR

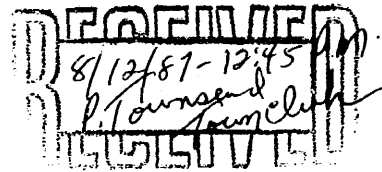
Oxford[®]

✱ ESSELTE

MADE IN U.S.A.

NO. 753 1/3

74-10 Mt. Airy Estates



TOWN CLERK'S OFFICE
TOWN OF NEW WINDSOR

MRS. JOHN R. PATTERSON, JR.
59 HAIGHT DRIVE
VALES GATE, N. Y. 12584

March 23, 1971

Mr. Fred Wygant, Chairman
and Members of the
Zoning Board of Appeals
Town Hall
555 Union Avenue
New Windsor, New York

Dear Sirs:

Appeal No. 71-1

You have before you a request from Knox Village, Inc., for a variance of the regulations of the zoning ordinance to permit construction of multi-family housing on a strip of land described as Section 70, Block 1, Parcel 47, on the New Windsor tax map, on which a hearing was held on March 15, 1971.

It is planned to place five apartment buildings in a row on this narrow strip of land, which indicates only too clearly that the builder has some assurance of buying the adjacent land in Cornwall, and obtaining a similar variance.

There were many and very well stated arguments against this variance by the beleaguered home owners in Marshall Park, all of which is a matter of record in your office.

The arguments for the variance to me were feeble and without any basis of fact, except that the proposed builder must have the multi-family dwellings in order to realize the maximum return from his investment. This is for the benefit of one individual only.

3/23/71

To further state that it is better planning to group multi-family dwellings close to shopping centers for walking convenience simply does not hold water. All of these families have cars (which accounts for the increased traffic and parking problems), and not one of them would think of walking a half a mile to the shopping center and carry home an armload of bundles. Even to push a shopping cart that distance is a back-breaking job.

It was pointed out at the hearing that in the area from Squire Village to Vails Gate there is already the largest concentration of garden apartment complexes in Orange County. The folly of congregating large numbers of people in one area has been only too well demonstrated by the problems that are bankrupting our large cities.

I am enclosing news clippings of statements from both State Senator Richard E. Schermerhorn and Rep. John G. Dow which show their alarm at the type of development which is threatening this community.

You of the Planning and Zoning Boards in this Township of New Windsor have a rare opportunity to look far ahead and plan for the orderly, wise growth of this newly developing community by holding in check the helter-skelter buying and building with an eye only to the greatest profit.


This land in question (Section 70, Block 1, Parcel 47) has been zoned for single-family dwellings, which are sorely needed, and no change should be made in this ruling.

Zoning Board of Appeals

3/23/71

The home-owners who have lived here for many years, whose taxes and work have helped to develop this community, are entitled to greater consideration than these so-called "developers" who would move in and change things to suit their needs.

Yours very truly,



(Mrs. John R. Patterson, Jr
59 Haight Drive
Vails Gate, New York

cc: ✓ New Windsor Planning Board

cc: Mr. Theodore Marsden, Town Supervisor

cc: State Senator Richard E. Schermerhorn

cc: Rep. John G. Dow

PLANNING BOARD OF THE TOWN OF NEW WINDSOR
 Pursuant to Section 234 and Article 16 of the Town Law of the State of New York and Section 1 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 535 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on Wednesday, the 18th day of February, 1971 at 8:00 o'clock in the evening, to modify and approve, or disapprove, the preliminary layout for the following proposed subdivision, submitted to the Planning Board entitled:
 MT. AIRY ESTATES, Town of New Windsor, County of Orange, State of New York, consisting of 427 lots on a 100 plus or minus acre site, generally situated between Mt. Airy Road and Dutchman Road.
 By order of the Planning Board of the Town of New Windsor, Orange County, State of New York:
 Daniel J. McLaughlin, Chairman
 Jan. 70

**State of New York
 County of Orange, ss:**

Hugh V. Nocton , being duly sworn deposes and says that he is Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published

One Time
 in said newspaper, commencing on the..... 30th day of
 January A.D., 19 71 , and ending on
 the 30th day of January A.D., 19 71

Subscribed and sworn to before me this
 2nd day of February 19 71

Hugh V. Nocton
Green M. McLaughlin

**Notary Public of the State of New York, County of Orange.
 MY COMMISSION EXPIRES MARCH 30, 19 71**

Memo

FROM:

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Howard Collett
Building and Zoning Inspector

DATE: July 11, 1975

SUBJECT:

Mt. Aire Estates

—FOLD HERE—

Planning Board Instructions:

NO BUILDING PERMITS UNTIL ENGINEERING FEES ARE PAID.

Thank you.

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

JL/sh

by _____

ORANGE COUNTY-NEW YORK

Photo No. 12-46, 7-345

Date of Map: 9-24-67

Date of Photo: 3-1-63

Date of Revision: 10-14-71 L

SCALE 1" = 600'

TOWN OF N

Section No.

SECTION 54

SECTION 32

SECTION 35

SECTION 10

DN 64

57

KEY

PROPOSED NY TEL. CBL. BURIED ON HIGHWAY

PROPOSED NY TEL. CBL. BURIED ON PRIVATE PROPERTY

- (A) - PROPOSED APPROX. 1250' OF BURIED CABLE ON WEST SIDE OF ROAD BET. NY TEL. POLE #23 & 19.
- (B) - PROPOSED APPROX. 300' OF BURIED CABLE FROM INTERSECTION OF DEAN HILL & MT. AIRY RD. ON EAST SIDE TO AT&T POLE #439.

SEE SECTION 66

SEE SECTION 67

SEE SECTION 68

SEE SECTION 69

SEE SECTION 70

SEE SECTION 71

SEE SECTION 72

SEE SECTION 73

SEE SECTION 74

SEE SECTION 75

SEE SECTION 76

SEE SECTION 77

SEE SECTION 78

SEE SECTION 79

SEE SECTION 80

SEE SECTION 81

SEE SECTION 82

SEE SECTION 83

SEE SECTION 84

SEE SECTION 85

SEE SECTION 86

SEE SECTION 87

SEE SECTION 88

SEE SECTION 89

SEE SECTION 90

SEE SECTION 91

SEE SECTION 92

SEE SECTION 93

SEE SECTION 94

SEE SECTION 95

SEE SECTION 96

SEE SECTION 97

SEE SECTION 98

SEE SECTION 99

SEE SECTION 100

Memo FROM:

OFFICE OF THE TOWN ENGINEER

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

PHONE 565-8802

TO:

Planning Board Chairman
Joseph Loscalzo

DATE: April 23, 1975

SUBJECT: W. D. # 8

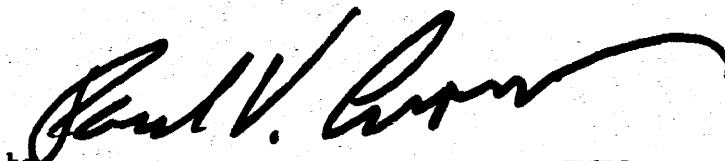
—FOLD HERE—

On April 23, 1975 at 4:40 p.m., I received a call from Mr. Langdon Marsh, Office of General Council, N. Y. S. Dept. of Environmental Conservation.

Mr. Marsh called to inform me that the decision for WD#8 has been approved and that everything has been done, except the signature of Commissioner Reid on the approval papers.

Mr. Marsh expects Mr. Reid will sign these papers very shortly and he will let me know by phone.

Respectfully,



by Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

Memo FROM:

OFFICE OF THE TOWN ENGINEER

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

PHONE 565-8802

TO:

Joseph Loscalzo, Chairman
Planning Board

DATE February 26, 1975


SUBJECT: Mount Aire Estates Final Review

— FOLD HERE —

I have reviewed subdivision plans for above subject project and find them in conformance with Town of New Windsor requirements, ~~except that the minutes ought to reflect that street specifications should be N. W. suburban street specifications.~~ PVC

I suggest that the minutes also reflect that this subdivision should have street lights and provide for cable T. V.

Respectfully,



Paul V. Cuomo, P. E.
Town Engineer

PVC/afb

by _____

Received
2-26-75
814
Memo

FROM:

OFFICE OF THE TOWN ENGINEER

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

PHONE 565-8802

TO:

Joseph Loscalzo, Chairman
Planning Board

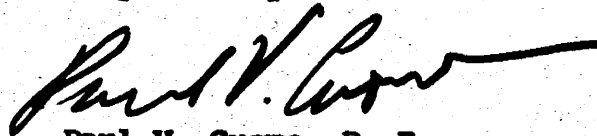
DATE: February 26, 1975

SUBJECT: Mt. Aire Estates Storm Discharge Modification Drawing #R1

— FOLD HERE —

I have reviewed the above noted drawing and recommend
it's approval.

Respectfully,



Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

by _____

Memo FROM: **JULIA M. TUCKOSH** – TOWN CLERK
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

DATE: May 16, 1974

SUBJECT:

— FOLD HERE —

Gentlemen:

The Town Board of the Town of New Windsor has asked me to advise you they have approved the recommendation dated April 19, 1974 submitted by Bernard Kessler, P.E. with reference to the submission of a \$238,932.00 Bond plus 4% Inspection Fee of \$9,557.00 by Mt. Airy Estates for public improvements in Section 1 of said subdivision.

Also, please be advised the Planning Board will be responsible for the collection of said Bond and fees. Enclosed please find certified copy of motion.

Thank you for your cooperation.

Sincerely,

Julia M. Tuckosh
JULIA M. TUCKOSH
Town Clerk

by _____

JMT/jln
Enc.

MAKE CHECKS
PAYABLE TO

RECEIVER OF TAXES
TOWN OF NEW WINDSOR
TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

STATEMENT OF STATE, COUNTY AND TOWN TAXES FOR

TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

ASSESSMENT ROLL OF THE TOWN UPON WHICH THE
ASSESSMENT AND TAX APPEAR, WAS DELIVERED

TO ME THE _____ DAY OF DECEMBER 1973
RECEIVED
PAYMENT FROM _____ 1974

FROM TAX
BILL OF 1973

THIS TAX BILL COVERS THE PERIOD FROM JANUARY 1st TO DECEMBER 31st, 1974.

TAX BILL

THIS BILL COVERS ONLY
TAXES FOR THE YEAR INDICATED
AND DOES NOT ASSUME TO
COVER PRIOR OR OTHER TAXES.
IF UNCERTAIN AS TO PRIOR
TAXES CONSULT THE OFFICE OF
THE COMMISSIONER OF FI-
NANCE, COUNTY BUILDING,
ALBANY, NEW YORK

NAME AND ADDRESS	BOUNDARIES AND DESCRIPTION	TAX RATE	TOWN NO.	VALUATION	TAX AMOUNT
MT AIRY ESTATES X KNOX VILLAGE 2375 HUDSON TERRACE FORT LEE N J 07024	COUNTRY MAP S 65° 8' 1" L 63X65 RES 165 A W MT AIRY RD SEWER DIST #16 GENERAL STATE & COUNTY GENERAL TOWN TOWN HIGHWAY ITEM 1 MAILS GATE FIRE		15	17000	
		55.40		17000	15444.00
		13.51		17000	941.80
		7.87		17000	229.67
		2.53		17000	133.79
					43.01
					16,792.27*

\$204,364.00

\$12,629,912.00

52803

THE TOTAL AMOUNT OF LOCAL ASSISTANCE TO BE
RECEIVED FROM THE STATE OF NEW YORK DURING
FISCAL YEAR ENDING DEC. 31, BY THIS TOWN IS:
THE COUNTY IS:

TAXPAYER'S RECEIPT

RECEIVED
PAYMENT

DATE

COLLECTOR

EXEMPT ACCT. NO. AND REC. NO.

☐ CASH

PAID BY
☐ CHECK

☐ M.O.

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

December 4, 1975

Mr. Benjamin Blumenfeld
Knox Village
New Windsor, New York 12550

RE: Mount Aire Estates

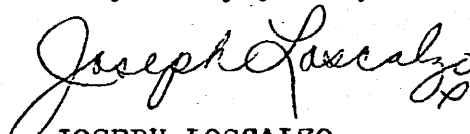
Dear Mr. Blumenfeld:

Please remit \$9,557.00 past due fees
to the Planning Board within seven (7) days or
the Board will retract Final Approval.

The Planning Board would also like
the deed to the Parkland.

If there are any questions regarding
this matter feel free to call me.

Very truly yours,


JOSEPH LOSCALZO
Chairman

JL/s

RECEIVED
JUN 4 1975

NEW WINDSOR PLANNING BOARD

June 2nd, 1975

Mr. William Kelly
Central Hudson Gas and Electric
256 Broadway
Newburgh, New York 12550

RE: MT. AIRE ESTATES
New Windsor, New York
Street Lighting

Dear Sir:

The above noted subdivision received final approval from the Town of New Windsor Planning Board on April 23rd, 1975. The developer of the project has agreed to install street lights as requested by the Town.

We, therefore, request that you provide us with a lighting design plan, an underground layout plan, pole locations, and specifications, including equipment cuts.

I understand that a set of general plans for this project has been supplied previously to Central Hudson by the Town Engineer.

This letter is a result of our telephone conversation on May 1st, 1975. If there are any questions please do not hesitate to call.

Very truly yours,


Donald F. Fullam, P.E.

DFF/moh

cc: Town of New Windsor ✓
Planning Board
Country View Estates

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808



June 2, 1975

Town Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Gentlemen:

RE: Mt. Aire Estates Section I Bond

At the May 28th, 1975 meeting of the Planning Board the members approved the Bond figure for the Mt. Aire Estates Section I in the amount of \$248,772.00 prepared by Town Engineer Paul Cuomo.

The Town Attorney has been notified.

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

JL:sh

RECEIVED

MAY 20 1975

NEW WINDSOR PLANNING BOARD

1763

OFFICE OF THE TOWN ATTORNEY

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

May 23, 1975

Rider, Weiner & Loeb, P.C.
Attorneys And Counsellors At Law
PO Box 1268
Newburgh, New York 12550

Attention: Elliott M. Weiner, Esq.

Re: Mt. Airy Estates in the Town of New Windsor
Your File # 12, 977

Dear Elliott:

I have received the Easement between the City of Newburgh and Mt. Airy Estates which provides for drainage at the project area.

In my opinion the instrument, when duly executed by the City of Newburgh, is legally sufficient to protect the interest of the Town in this matter. In this regard I note that provision has been made by you for the easement will be offered for dedication to the Town of New Windsor together with the roads in the Mt. Airy Estates subdivision.

As soon as the easement has been recorded, I would appreciate receiving an executed copy with the recording information which the Town of New Windsor will officially receive and file in the office of the Town Clerk.

I am referring the map of the storm drain revisions to our Town Engineer for his review from the engineering standpoint. If Mr. Cuomo has any objections, I am sure he will be in touch with you directly within the next few days.

Thank you for your action in this matter.

Very truly yours,


PHILIP A. CROTTY, JR.
Town Attorney

PAC/bb

cc

Town Engineer
Chairman-Town Planning Board

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

February 26, 1975

P.B.
3-3-75
JW.
received

TO: Country View Estates
2375 Hudson Terrace
Fort Lee, New Jersey 07024

The Orange County Department of Health certifies that a realty subdivision map entitled **Mount Airy Estates (3 sheets) dated June, 1972 (latest rev June 5, 1974)** located in the **Town of New Windsor** showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article 11 of the Public Health Law.

The following information was furnished in the application for approval of plans:

Number of Lots: **404** Total Area: **188.6 ± acres**


Water Supply: **Public Water Supply-New Windsor Water District #8**

Sewage Disposal: **Public Sewers-New Windsor Sewer District #16**

The applicant intends to **build single family dwellings**

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchase of a lot sold without **water supply and sewerage** facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.


M. J. Schleifer, Jr., E.
Assistant Commissioner



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 563-8808

October 17, 1974

Elliott Weiner, Esquire
Rider, Wiener & Loeb
Little Britain Road
New Windsor, New York 12550

RE: Mt. Airy Estates

Dear Mr. Weiner:

At the October 9, 1974 Meeting of
the Planning Board at your request the Board
granted a six month extension to Mt. Airy Estates
final approval.

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

JL:sh

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

RECEIVED
SEP 27 1974

M. J. RIDER (1906-1968)

ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER

DAVID L. LEVINSON
STEPHEN L. REINEKE

NEW WINDSOR PLANNING BOARD
POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

September 25, 1974

Re Mt. Airy Estates
Our File #11,226

Planning Board
Town of New Windsor
Union Avenue - Town Hall
New Windsor, New York 12550

Gentlemen:

We hereby request extension of the final approval which you have previously granted to Mt. Airy Estates.

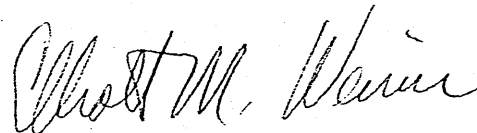
As you will recall, the delay in our getting final Health Department approval was occasioned by the fact that the Health Department would not move until the Department of Environmental Conservation had approved the extension of the New Windsor water district. Although almost a year has elapsed since New Windsor first filed this petition for the extension, there has still been no decision by the Department of Environmental Conservation. Under the circumstances, it is impossible for us to take any further action at the present time.

If you require any additional information in connection herewith, please advise me. Thank you for your cooperation.

Very truly yours,

RIDER, WEINER & LOEB, P.C.

By



EMW/gm

cc: Mr. Benjamin Blumenfeld

COUNTRY VIEW ESTATES

2375 Hudson Terrace

b

Fort Lee, N.J.

**Planning Board
Town of New Windsor
New Windsor, N.Y.**

**Re: Mount Airy Estates Realty Subdivision
New Windsor, N.Y.
Parklands**

Gentlemen:

The above noted subdivision received final Planning Board approval at the regular meeting of April 24, 1974, subject to five conditions.

One of the conditions was a review of the two areas designated parklands (totaling 9.988 acres) by the Youth and Recreation committee.

Said review was held at the Town Hall on June 13, 1974, as a result of which the developer and owner herein promises to comply with the following to the satisfaction of the Town Planning Board:

- 1) Provide selective brush clearing or thinning in the parklands,**
- 2) and removal of large projecting boulders.**

We feel that the above places us in compliance and agreement with the wishes of the Planning Board and its Youth and Recreation committee.

Very truly yours,

Country View Estates Inc.

By:

B. Brumenfeld, Sec'y.

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

(914) 356-0217

July 8, 1974

To: Town of New Windsor Planning Board

Re: Mt. Airy Estates

The following conditions have been satisfied for final approval of this subdivision.

1. Review of proposed park area.
2. Acceptance of drainage design by the City of Newburgh.
3. Note on drawings indicating minimum size of water mains to be 8".
4. New street specifications indicated on drawings.

The only items now remaining prior to signing of the final plans are as follows:

1. Final approval of the water district
2. Posting of the subdivision improvement bonds.

Bernard Kessler



CITY OF NEWBURGH
ENGINEERING DEPARTMENT
CITY HALL
NEWBURGH, N. Y.

Gerald Zimmerman, P.E.
CITY ENGINEER

June 7, 1974

Mr. Donald Fullam, P.E.
8 Lincoln Drive
Poughkeepsie, New York 12601

Re: Mount Aire Estates
Town of New Windsor

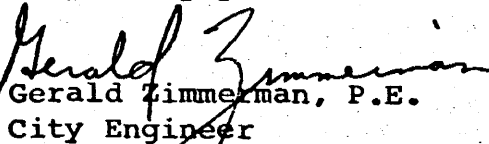
Dear Mr. Fullam:

We have reviewed the site plan date June 1972 and conducted a field investigation at the above location relative to surface drainage into Brown's Pond.

Be advised that we anticipate no flooding problems at the proposed discharge location into Brown's Pond due to a more intense concentration of storm drainage brought about by the referenced improvements.

Further, we see no violation of the City of Newburgh's Watershed Rules and Regulations.

Very truly yours,


Gerald Zimmerman, P.E.
City Engineer

GZ bmc

OFFICE OF
TOWN CLERK
555 Union Avenue
NEW WINDSOR, NEW YORK

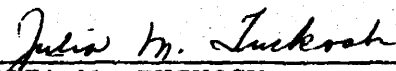
Julia M. Tuckosh
Town Clerk

CLERK'S CERTIFICATE

I, JULIA M. TUCKOSH, Town Clerk of the Town of New Windsor in the County of Orange, State of New York HEREBY CERTIFY that the below extract of the minutes has been compared by me with the minutes of a meeting of the Town Board of the Town of New Windsor in the County of Orange, State of New York held on the 15th day of May, 1974 and the same is a true and correct transcript therefrom and of the whole there-of, so far as the same relates to the subject matter referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the cooperate seal of said Town, this 16th day of May 1974.

Town Seal



JULIA M. TUCKOSH
Town Clerk, Town of New Windsor

Motion by Councilman Lahey, seconded by Councilman Rainey that the Town Board of the Town of New Windsor approve the recommendation dated April 19, 1974 submitted by Bernard Kessler, P.E. with reference to the submission of a \$238,932.00 Bond plus 4% inspection fee of \$9,557.00 by Mt. Airy Estates for public improvements in Section 1 of said subdivision. Also, that the New Windsor Planning Board be advised regarding same and that said Planning Board be responsible for the collection of said Bond and fees.
Roll call, all ayes, Motion carried 5-0.

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

(914) 356-0217

April 19, 1974

Town Board of New Windsor

Re: Mount Aire - Section I Bond Estimate

Attached herewith is an itemized estimate of the recommended bond for public improvements in Section I of Mount Aire Estates. In addition to the Bond of \$238,932, a 4% inspection fee of \$9,557 should be paid to the Town.

The estimate is based on the roads being constructed 34' wide as now required rather than 30' wide as indicated on the preliminary plans; and also upon a 4" penetration road base with a (2" latex emulsion surface,) rather than a 3" surface treated penetration pavement. This pavement meets the present Town specifications.

Bernard Kessler

Water Line
6-5

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

(914) 356-0217

Town Board of New Windsor

Re: Mount Aire Estates - Section I - Bond Estimate

ITEMS	QUANTITY	UNIT PRICE	COST
Roads-8" Gravel Foundation	4300 CY	2.00	8,600
4" Penetration Base-Stone	2800 Tons	6.00	16,800
Asphalt - 64 P	38,000 Gals	0.45	17,100
2" Item 58 EX-Surface-Stone	1,400 Tons	6.00	8,400
Latex	19,000 Gals	0.35	6,650
Curbs	9300 L.F.	2.75	25,575
Catch Basins	37 Ea.	300.00	11,100
Storm Drains 15" RCP	700 L.F.	7.00	4,900
18" RCP	1700 L.F.	8.00	13,600
21" RCP	50 L.F.	9.00	450
24" RCP	900 L.F.	10.00	9,000
24" x 38" ERCF	130 L.F.	18.00	2,340
32" x 49" ERCF	820 L.F.	24.00	19,680
13 x 22 CMPA	70 L.F.	12.00	840
Sanitary Manholes	24 Ea.	375.00	9,000
Sanitary Sewers - 8" ACP	4875 L.F.	6.25	30,469
10" ACP	450 L.F.	7.25	3,263
Water Main - 8" CI	4340 L.F.	6.50	28,210
12" CI	1200 L.F.	8.50	10,200
8" Water Valves	11 Ea.	450.00	4,950
12" Water Valves	3 Ea.	700.00	2,100
Fire Hydrants	8 Ea.	550.00	4,400
Street Signs	7 Ea.	75.00	525
Monuments	31 Ea.	30.00	930
			<u>\$238,932</u>

Bernard Kessler

February 6, 1974

Elliott Weiner, Esquire
Rider, Weiner & Loeb Attorneys
Little Britain Road
New Windsor, New York 12550

RE: Mt. Airy Estates

Dear Mr. Weiner:

The New Windsor Planning Board voted to
give Mt. Airy Estates the six months extension you
have requested.

Respectfully,

JOSEPH LOSCALZO
CHAIRMAN

JL:sh

2 1-23-74 \$

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER
DAVID L. LEVINSON

January 10, 1974

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

Re Mount Aire Estates
Town of New Windsor
Our File #11,226

New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Gentlemen:

On August 19, 1973, you gave us a six months extension of preliminary approval of the Mount Aire subdivision.

Since that date, the sewer lines have been extended to the property line of the subdivision and the Town of New Windsor petitioned the Department of Environmental Conservation to grant approval of the establishment of Water District #8 to take care of the Mount Aire area. The hearing on the extension will be held on January 23, 1974.

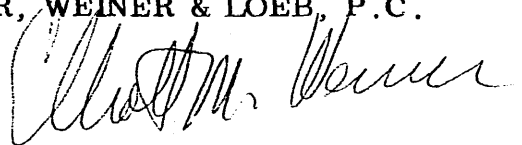
I am enclosing herewith a copy of a letter from the Orange County Department of Health. You will note that they have approved the entire subdivision pending approval of Water District #8.

Under the circumstances, we are requesting that the Board extend our preliminary approval for another six months so that we can obtain all of the approvals required before submitting our final map.

Very truly yours,

RIDER, WEINER & LOEB, P.C.

By



EMW/gm

11-14-73
1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

October 31, 1973

Elliot M. Weiner, Esq.
M.D.#29, Little Britain Road
New Windsor, New York 12550

Dear Elliot:

I received a communication from the Environmental Analysis for the Department of Environmental Conservation with regard to Mt. Airy Subdivision addressed to County View Estates dated October 25, 1973. Copy of which is enclosed.

Would you please see that the necessary information is supplied to this agency.

Your prompt attention to this would be greatly appreciated.

Respectfully

Theodore F. Marsden/k.

THEODORE F. MARSDEN
Supervisor

TFM/km

enc.

cc: Planning Bd. ✓
Ben Blumenfeld

OK/16
P.B.
Wion

October 25, 1973

Done 2 mch 2
10/30/77
H5

Country View Estates
2375 Hudson Terrace
Fort Lee, New Jersey 07024

Re: Mt. Aire Estates Subdivision
DEC No. 336-19-0054
WSA No. 6336

Dear Sir:

The above application before this Department does not include sufficient data regarding the environmental impact of the proposed development. Such information is necessary before the Regional Office of the Department of Environmental Conservation can grant clearance for your application.

I am, therefore, requesting that you prepare a report that will consider the potential effects of your project. Enclosed for your use are guidelines and a questionnaire that will assist you in this preparation. Please forward two copies of your report to this office and two copies directly to Mr. Louis Condra, Central Permit Agent, at 50 Wolf Road, Albany, New York 12201.

Thank you for your cooperation. If you have questions or comments, please feel free to write or call (914) 255-5453, ext. 56.

Respectfully,

Ralph Manna, Jr.

Ralph Manna, Jr.
Junior Engineer
Environmental Analysis
Region 3

cc: T. P. Marsden
L. Condra
M. MacKenzie

Enclosures

RM/jg



11-3-73
8

COUNTY OF ORANGE / Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Commissioner

REUBEN TIZES, M.D., M.P.H., D-P.M.(P.H.)

Asst. Com. for Environmental Health
MATTHIAS SCHLEIFER, P.E.

Director of Public Health Nursing
SHIRLEY VAN ZETTA, R.N.

Supervisor & Town Board
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12550

October 29, 1973

Re: Mt. Aire Estates
Section of Sewer
District #16
Town of New Windsor

Gentlemen:

Plans and specifications for the extension of sanitary sewers to and/or within the above mentioned service area have been examined and found to be consistent with the appropriate regulations of the State Department of Environmental Conservation and the Orange County Department of Health. These plans were prepared by Messrs. R. Weiss & D. Fullam and dated June, 1972.

Approval is granted for the construction of these works subject to the following conditions:

1. THAT the facilities shall be fully constructed and completed in compliance with the engineering report, plans and specifications as approved.
2. THAT the construction of the facilities shall be under the supervision of a person or firm qualified to practice professional engineering in the State of New York under the Education Law of the State of New York.
3. THAT where such facilities are under the supervision of a professional engineer, he shall certify to the Department and to the permittee that the works have been fully completed in accordance with the approved engineering reports, plans, specifications and permit.
4. THAT the maximum infiltration rate shall not exceed 400 gpd per inch diameter of sewer per mile of sewer length including manholes.

Plans and specifications bearing our stamp of approval have been forwarded to the design engineer for delivery to you.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:RS:sif



COUNTY OF ORANGE

Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Commissioner

REUBEN TIZES, M.D., M.P.H., D-P.M.(P.H.)

Asst. Com. for Environmental Health
MATTHIAS SCHLEIFER, P.E.

Director of Public Health Nursing
SHIRLEY VAN ZETTA, R.N.

August 17, 1973

Mr. Donald Fullam, P.E.
8 Lincoln Drive
Poughkeepsie, New York 12501

Re: Mount Aire Estates
Town of New Windsor

Dear Sir:

All the plans relating to the water extension, sewer extension and the subdivision on the above referenced project submitted to this office are found to be generally acceptable.

However, in view of our comment #1 based on technical review on the water main extension, dated June 12, 1973, we cannot issue approvals on the plans until such time that water district #3 serving Mount Aire Estates Subdivision is approved.

Very truly yours,

John G. Bjorklund, P.H.D., P.E.
Senior Public Health Engineer
Bureau of Environmental Engineering

cc: File

(6)

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

July 3, 1973

Re: Mt. Airy Estates

7-11-73
8

Planning Board of the Town of
New Windsor
Town Hall
555 Union Avenue,
New Windsor, N. Y.

Gentlemen:

Since the granting of our previous six months' extension of preliminary approval in this subdivision, the Town has let the contract for the installation of the sewer lines to the subdivision.

The final map was submitted to the Health Department about a month ago but they have been holding up final approval until the Town of New Windsor receives permission from the Water Resources Commission to extend the water lines to the subdivision. The Town Board has submitted to Water Resources Commission a Petition for extension of the water lines in a new water district. The hearing should be held within the next few weeks.

As soon as approval is obtained from the Water Resources Commission, the Health Department in Goshen will give us final approval. We will then be in a position to come back to your Board for final approval.

Under the circumstances, it is requested that an additional six months' extension be granted of the preliminary approval. We expect to be back to the Board with our plans for the final approval before the expiration of the six months.

EMW:eml

cc-Ben Blumenfeld

Very truly yours,

RIDER, WEINER & LOEB, P. C.

By:

Elliott M. Weiner

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)

ELLIOTT M. WEINER

JAMES R. LOEB

DAVID L. RIDER

JOHN K. MCGUIRK

POST OFFICE BOX 1268
178 GRAND STREET
NEWBURGH, NEW YORK 12550

(914) 562-8700

Extension for
6 mo
11/8/72
October 31, 1972

Re: Mt. Airy Estates

Planning Board,
Town of New Windsor,
Town Hall,
New Windsor, N. Y.

Gentlemen:

In August you granted us a three months' extension of the preliminary approval for the Mt. Airy Estates subdivision.

Since that time, we have been working with Kartiganer Engineers to finalize the sewer and water plants. They have prepared the necessary submission to the Orange County Health Department for approval of the extension of the sewer district. However, this matter is still being worked on and we have not received the approval from the Health Department.

Under the circumstances, it is respectfully requested that you give us an additional six months' extension on our preliminary approval. It is anticipated that by this time we will have all of the engineering worked out and we'll start the development of the subdivision.

I might add that in the meantime we have submitted to your engineer the final map but as I indicated above, we are not in a position to ask for final approval as the Health Department approval is not ready yet.

EMW:eml

Very truly yours,

cc-Mr. Blumenfeld

RIDER, WEINER & LOEB, P. C.

By:

Elliott M. Weiner



1763

Chief

John McCann

Deputy Chiefs

George Babcock

Thomas Gorton

Edward Kirwan

Michael Popowick

Robert Welsh

Sidney Weinheim

BUREAU OF FIRE PREVENTION

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

July 27, 1972

New Windsor Planning Board
555 Union Ave
New Windsor, N. Y.

Dear Sir:

A letter was sent to your Board on February 28, 1972 stating that the Fire Prevention Bureau is opposed to the use of 6 inch water lines in any new developments. You agreed with us through a letter from you on March 27, 1972.

We have just viewed the plans for the Mount Airy Estates and find that there are 6 inch lines going into that development. As we have mentioned before 6 inch lines are not adequate to feed fire pumpers during a major fire.

We should work closer with the local fire companies and try to make their job easier. It is too late after catastrophe strikes. We still go on record as to being opposed to the use of 6 inch lines.

Very truly yours,

John M. McCann
Chief

cc New Windsor Town Board

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER
JOHN K. MCGUIRK

POST OFFICE BOX 1268
178 GRAND STREET
NEWBURGH, NEW YORK 12550
(914) 562-8700

July 10, 1972

Re: Mt. Airy Estates

Planning Board
Town of New Windsor,
Town Hall,
555 Union Avenue,
New Windsor, N. Y.

Gentlemen:

We are enclosing herewith copies of our final map for the Mt. Airy Estates subdivision. These have also been submitted to Bernard Kessler, your planning consultant. We believe that this takes care of all of Mr. Kessler's suggestions.

As you know, a sewer district has been created and the Town will extend the sewer lines to the project. We have worked out an agreement with the Town on the water. A water district is being created and we are going to put in the improvements and turn them over to the town under the terms of this agreement.

We are requesting Health Department approval but have not received it as yet. Accordingly, we would ask that you consider giving us final approval subject to Health Department approval or extending our preliminary approval which expires in August.

Thank you very much for your cooperation.

EMW:eml

Enc.

Very truly yours,

RIDER, WEINER & LOEB, P. C.

By:

Elliott M. Weiner

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

June 11, 1972

Town of New Windsor Planning Board

Re: Mount Aire Estates

My review of the latest submission of Mount Aire Estates indicates compliance with most of the previous comments. The major remaining item which is still not in compliance with street design specifications is the block lengths. This submission omits block and lot numbers which must be added, but referring to the preliminary map, Blocks E, F, G, J, & K still exceed 1200' in length. This deficiency can be overcome by indicating "Pedestrian and Emergency Use Only" pathways to connect the streets, or by providing additional cross streets which would seem to be preferable.

Panorama Drive, with a length of 1400' is still an excessively long cul-de-sac. Some provision must be made to link it with either "F" or "G" Streets.

The road section should be changed to indicate the revision in paving specifications for the Town.

In a previous set of profiles, there was a Sheet #6 which indicated final lot grades in the deep cut area on "A" Street between Blocks "R" & "S". This sheet should be a filed part of the final plans. It is missing from this submission.

The necessary forms for submission to the Orange County Department of Health for approval of sanitary and water supply systems must be prepared for the Supervisor's signature.

Bernard Kessler

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER
JOHN K. MCGUIRK

POST OFFICE BOX 1268
178 GRAND STREET
NEWBURGH, NEW YORK 12550
(914) 562-8700

February 8, 1972

Re: Mt. Airy Estates

Planning Board,
Town of New Windsor,
Town Hall,
Union Avenue,
New Windsor, N. Y.

Gentlemen:

Our preliminary approval of the Mt. Airy subdivision expires in March.

We have formed a sewer district and have worked out an agreement with the Town which has been approved by the Department of Audit and Control for sewer services. However, we are still working with the Town Board on the water system and expect to have an agreement signed shortly. As soon as that is done we will submit our final map for your approval.

In the meantime, we would appreciate it very much if you would extend our preliminary approval for six months.

Thank you very much for your cooperation.

EMW:eml

Very truly yours,

RIDER, WEINER & LOEB, P. C.

By: *Elliott M. Weiner*

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

August 21, 1971

Town of New Windsor Planning Board
Re: Mount Aire Estates

I have reviewed the Mount Aire subdivision plans with respect to the comments made by Mr. Shaw in his letter of March 24, 1971. The following are my own comments referred to the same lettered paragraphs of Mr. Shaw's letter.

(a) The typical road section is now shown, but I would recommend the following changes. The main arterial or collector "A" Street should have 40' wide pavement and sidewalks on at least the northerly side of the street, particularly if the "exception" area at the end of "J" Street is to be a school site. "J" Street should also have a 40' wide pavement and sidewalks on both sides. All other pavement widths may be reduced to 30'.

(b) Corrected

(c) Blocks E, F, G, J, and K still exceed 1,200 feet in length.

(d) Unless the proposed school site is included, the parkland area is still insufficient. The $5\frac{3}{4}$ acre area indicated for recreation is much too steep for any organized sports. Grades in this site are from 15% to 20%. I recommend a changed layout showing parkland large enough for organized sports (football, baseball, etc.) in the area surrounded by "G" Street.

(e) While no grades exceed 10%, "A" Street, which is a collector street, has about 900 feet of 9.96% grade. The maximum allowable slope for such streets is 7%, but I believe an allowance should be made in this case due to topographic conditions. The profile of "A" Street also shows an area of cut up to 30 feet deep. I would like to see proposed final contours for the following lots adjacent to this cut: Block R, lots 8 thru 13 incl.; and Block S, lots 2 thru 10 incl..

The following roads have areas with grades less than the required minimum of 1%; "N" Street, "E" Street, "G" Street, "J" Street, "K" Street, and "L" Street.

(f) No comment due to change in street layout.

(g) No comment due to change in street layout.

(h) Corrected

(i) Corrected

(j) Corrected

(k) Corrected

(l) Not submitted

(m) No comment.

I wish to add the following additional comments.

(n) Catch basins should generally have cross drains since these streets are crowned rather than banked. There are several areas where cross drains have been omitted. Indicate culvert sizes on all streets and easements.

(o) Total acreage of the subdivision is not indicated.

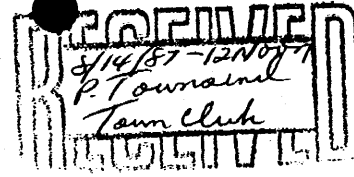
(p) Indicate water and sewer districts, plus location and size of existing mains.

(q) Show metes and bounds of the property boundary.

(r) What is the status of Oles Road? Does it have a full 50' right of way? Is it a Town Road and if not can the developer show title to it in order to dedicate it? What are grades?

Bernard Kessler

February 26, 1975



#4 on the Agenda: (Replacement)

MT. AIRY SUBDIVISION TOWN CLERK'S OFFICE
Located on Mt. Airy Road TOWN OF NEW WINDSOR
Represented by Mr. Donald Fullam

Mr. Fullam: I represent the owner of this subdivision. I understood final approval had been given this subdivision with subject too's -----4 or 5 conditions. An extension had also been granted. I would like to clean up some of the subject too's tonight. I received today from the Orange County Department of Health approval. That is one of the subject too's. I hand carried my copies. You will be receiving yours in the mail. Another was the review of parklands. I have a copy of a letter from Youth and Recreation dated June 13, 1974. The two conditions they wanted, the developer agreed.

Mr. Jones: 9.8 acres parkland conforms to code.

Mr. Cuomo read the 5 conditions:

1. Parkland and recreation
2. Approval of Water District 8
3. Subject to final approval by City of Newburgh
4. Subject to final approval by Department of Health
5. Subject to approval by the Engineer.

Mr. Fullam: I feel parklands have been taken care of.

Mr. Argenio: Does this development have lighting?

Chairman Loscalzo: I have a review memo from Town Engineer Cuomo regarding Mt. Airy final review, dated February 26, 1975. Mr. Cuomo has reviewed the subdivision plans and finds them in conformance with the Town of New Windsor requirements. He suggests that the minutes reflect that this subdivision should have street lights and provide for cable T.V.

Mr. Cuomo: The street light plan put in by the developer and underground cable TV. Developer has to supply light ples.

Mr. Jones: The developer must comply with street lighting.

Mr. Cuomo: I will give the the light specs and layout.

Chairman Loscalzo: We are going to require sidewalks in all subdivisions.

Mr. Cuomo: If we are going to do sidewalks I will have to revise the Bond fee.

Chairman Loscalzo: What is the Bond fee now?

Mr. Cuomo: \$238,932.00.

Mr. Fullam: We have a five year period to build the homes.

Mr. Jones: If Cornwall School District had their way you wouldn't be there.

Chairman Loscalzo: I have a memo dated February 26, 1975 from Town Engineer Cuomo re Mt. Aire Storm Discharge Modification Drawing 1. He recommended approval of this.

Mr. Fullman: The City of Newburgh will have their letter to you tomorrow.

Mr. Cuomo: Eight (8) inch water main has been done.

Mr. Argenio: There should be pre-cast catch basins.

Mr. Jones: Yes.

Chairman Loscalzo: We are going to get paved streets like across the street (suburban streets).

Mr. Fullam: Yes. Regular black topped. The next thing. Water district number eight. Decisions have been made. They are going to act on it and notify you.

Mr. Cuomo: They are looking favorably. Engineering wise it is pretty much approved.

Mr. Fullam: We expect to hear this week.

Attorney Crotty: Who established the water district?

Mr. Fullam: This was established at the request of the Town.

Mr. Argenio: Whose administration?

Mr. Jones: Ted Marsden.

Mr. Fullam: He has test wells there.

Mr. Jones: They are too close to Brown's Pond to put wells in. If they had wells in they might take from Brown's Pond. Then the City would complain.

Chairman Loscalzo: Actually you are progressing on. You have street lighting, cable TV and sidewalks now. That won't take long.

Mr. Fullam: These things are expensive. What about the sidewalks?

#5 On the Agenda

Cancelled.

Connelly Industry #74-7 Site Plan

Wayland Sheafe Site Plan continued.

Mr. Cuomo: Will there be plumbing?

Mr. Sheafe: No, this will be a building just to store my materials in.

Mr. Argenio: You are talking about dead storage.

Mr. Sheafe: That is right.

Attorney Crotty: If the Board wants screening within reason you can request this.

Motion by Mr. Argenio seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor approve the site plan of Wayland Sheafe #75-7, located on Route 207 and there be no unsightly outside storage, the trees on the outside perimeter of land be left standing and a site drainage plan should be filed with the Planning Board and the Town Engineer.
Roll call - Jones: aye, Argenio: aye, Van Leeuwen: aye, Spignardo-absent, Loscalzo: aye. Motion carried.

#7 on the Agenda:

AUGUSTUS HOLLOWAY #75-4

Located - Beaver Dam

Represented by Mr. Augustus Holloway

Mr. Holloway: My wife and I drove up from New York City this evening. We plan to move up from New York City and I want to purchase a piece in the corner of my neighbors property. We have a summer home at Beaver Dam. We needed a bit more property. Our neighbors, the Spiros have agreed to sell us a small triangle.

(Mrs. Holloway showed pictures of the house and grounds.)

Mrs. Holloway: Mr. Cascino said it is the smallest piece of property that he ever surveyed.

Chairman Loscalzo: This is a subdivision of the Spiros. As far as this Board is concerned you can go ahead and buy that piece of land. You will have to keep your garage away from the property line.

Mr. Jones: Have your Attorney draw up a new deed.

Mr. Holloway: Thank you very much.

#8 on the Agenda:

MT. AIRY ESTATES #74-10

REPRESENTED BY MR. DONALD FULLAM

MR. FULLAM: We eliminated some of the "subject Too's". The decision is in the final stages.

They informed me they would call prior to 5:00 p.m.

MR. AIRY ESTATES CONTINUED

We are back with Water District #8.
We have no decisions for tonight and I am sorry.
Could we be on the next agenda.

Chairman Loscalzo: When you get square away, then notify us.

Mr. Fullam: Our time is up one day prior to your next meeting.

Chairman Loscalzo: Then you must be on the next agenda.
The date for that meeting is April 23rd.

#9 on the Agenda:

CONTINENTAL MANOR SITE PLAN #73-39
Located on Temple Hill Road
Represented by

Cancelled

#10 on the Agenda:

LEONARD YANKO Site plan #75-6 Pit Mining
located on Walsh Road
Represented by L. Yanko

Mr. Yanko: I have outlined in red what would be excavated.
It would be between these lines. (Mr. Yanko showed the Board.)
We wouldn't be digging a hole. It would be an improvement.

Chairman Loscalzo: I have a letter to read from Engineer
Cuomo dated March 26, 1975. Mr. Cuomo suggests four special
requirements in addition to the requirements listed in the
Town Code for mining. (Letter attached) ATTACHMENT #2.

Mr. Cuomo: This is an area between Walsh Road and 9W. At
one time this was a mine. Mr. Yanko is going to take out material
and it will be leveled. The map does fulfill town re-
quirements. You didn't show the birm, Mr. Yanko.
This was never fenced. I suggest that this be seeded when finished.

Mr. Yanko: It is perfectly agreeable with me to show the
birm.

Attorney Crotty: Do you have a State permit to mine?

Engineer Cuomo: You would need a cul de sac.

Mr. Van Leeuwen: He has 4. acres. Maybe he can get four lots, it wouldn't pay to put a road in.

Mr. Wortman: I subdivided into three lots.

Chairman Loscalzo: If he wanted to subdivide say lot #3 the 50 ft. must remain so it won't be a driveway.

Mr. Wortman: For me to put a road to town specs I can't handle it.

Motion by Mr. Van Leeuwen seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor approve the 3 lot subdivision of Frank Wortman #75-5 located on Moores Hill Road and Weather Oak Hill, waive Public Hearing and collect all fees. Fee \$300.00 - Parkland fee and \$25.00 subdivision fee. Vote- All ayes, motion carried.

#2 on the Agenda:

FEDERAL BLOCK

CANCELLED.

* #3 on the Agenda:

MT. AIRE ESTATES #74-10
Located on Mt. Airy Road
Represented by Mr. Fullam and Attorney
Elliott Weiner

Attorney Weiner: We have been waiting a long time for this approval. It came at 4:40 p.m. this afternoon. We had final approval and we had been waiting and getting extensions based on approval of water district #8. Orange County Board of Health held up pending approval from Albany. As I said it came this p.m. Tippy, I think has looked over the parkland and given approval.

Engineer Cuomo: I looked over the Bond and it is quite high.

Mr. Van Leeuwen: Is that a cash bond?

Attorney Weiner: No, a sercuity bond.

Mr. Fullam: I gave a set of plans to Mr. Cuomo for the Central Hudson to have.

Engineer Cuomo: Yes, I went to Central Hudson. The fellow designs the ground wire. Until that is done he can't do the lights. When that is done the lights will fall into place.

Chairman Loscalzo: Some kind of a pole has to be put up, that is your responsibility.

Engineer Cuomo: I can give them some specs.

Chairman Loscalzo: Have you done anything with Cable T.V.?

Attorney Weiner: They did it in Woodwind.

Attorney Crotty: No they didn't.

Attorney Weiner: They will have to run their own lines.

Attorney Crotty: There is no Cable T.V. in Woodwind.

Mr. Bloomenfeld: They are going to put in one trench.

Mr. Fullam: I think Woodwind was before any serious consideration to Cable T.V.

Chairman Loscalzo: Sidewalks?

Attorney Weiner: I can't see requiring this. This is a rural area. To impose on people in rural areas I just can't see it. We can't afford sidewalks. It will just add to the cost of the house. It is a nuisance. They are not going to be shoveled in the winter. I can see major streets having them.

Chairman Loscalzo: It isn't going to be country there when you develop it.

Attorney Weiner: If you say we have to put them in.

Chairman Loscalzo: Subdivision regulations reflects sidewalks.

Attorney Crotty: You have children in these developments. The only place children can ride bikes is on the sidewalk. I think that is a serious condition. Some child is going to get killed. I sit at the Town Board meetings and I hear what the people are asking for. I just want to make it clear that the regulation isn't impractical.

Mr. Van Leeuwen: That is what driveways are meant for. Children should ride their bikes in the driveways.

Mr. Bloomenfeld: We made special designed roads. The curbs are 18 inches down.

Mr. Fullam: These are areas of the utilities. Where ever you do work you dig up sidewalks.

Engineer Cuomo: The utilities are generally put in the sidewalk area. You get a utility easement in lawn area. That is common when they do work with utilities.

Attorney Crotty: How much does it cost to put it in for a standard house?

Mr. Fullam: \$400.00 plus per lot.

Chairman Loscalzo: The Board would like to go into executive session. May I have a motion?

Motion by Mr. Jones seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor go into Executive Session. Vote: All ayes, Motion carried. The Board left the room to go into Executive Session.

Chairman Loscalzo reopened the meeting.

Chairman Loscalzo: The opinion of this Planning Board is since this is an old subdivision we will not require sidewalks on all streets. They will be required on collector streets. If you will agree.

Mr. Fullam explained the streets to Mr. Bloomenfeld.

Mr. Bloomenfeld: I will go for one side of the street.

Chairman Loscalzo: I feel sidewalks should be on both sides of the street.

Attorney Weiner: Agreed.

Mr. Fullam explained the map with streets to the Board. Both sides of the collector streets.

Chairman Loscalzo: Sidewalks, all underground utilities, and Cable T.V.

Attorney Weiner: The Bond will have to be revised.

Chairman Loscalzo: Street specs are current?

Engineer Cuomo: They have been upgraded.

Chairman Loscalzo: Any questions from the Board?

Motion by Mr. Van Leeuwen seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor approve Mt. Aire Estates Subdivision #74-10 located on Mt. Airy Road and that the builder be required to have sidewalks on both sides of the collector streets, underground utilities, light stantions, lights on poles (Town of New Windsor Specifications) and the approval is subject to written confirmation of Water District #8 and a affirmative letter from the City of Newburgh and the Bond. Vote- Jones: aye, Dowd: aye, Cimorelli: ayes, Argenio: abstain, Loscalzo: aye. Vote- 5 aye, 1 abstain. Motion carried.

Chairman Loscalzo: We will have to sit down and figure fees.

Engineer Cuomo: We will have to change the Bond.

Mr. Collett: That will have to be approved by the Town Board.

Chairman Loscalzo: The maps will be stamped when the fees are all figured out.

#4 on the Agenda:

DEXION SITE PLAN #75-15
Located on Temple Hill Road
Represented by Mr. Robert Arbogast and
Mr. Steve Previti

Mr. Previti: We have a preliminary map. We have some red lines on the map contemplating expansion. It is an office area. We want to put a truck port under a roof and expand plant on the other side. (Explained map to the Board.) We want to move sanitary condition and expand office.

Mr. Jones: Does that make it higher than the rest with the addition?

Mr. Previti: No.

Attorney Crotty: What zone is that?

Mr. Collett: It is in GI. PI in the new zoning. I have worked with him on this.

Mr. Jones: Are you going to be creating any more storm drainage?

Mr. Previti: No more than we have now.

Mr. Jones: Where does it go now?

Mr. Previti showed Mr. Jones on the map.

Mr. Jones: Pointing to the map asked if that property was Dexions.

Mr. Previti: Yes.

Chairman Loscalzo: Will the new building match?

Mr. Previti: Yes it will.

Attorney Crotty: It should be noted Mr. Chairman that when the new zoning comes in he might have to go to the Zoning Board of Appeals for a variance. The new one requires 100 feet. If this is adopted before he gets final approval he will have to go before the ZBA. It passes present zoning.

Mr. Jones: I am concerned with storm drainage. Is it in order?

Engineer Cuomo: The town was creating it.

Mr. Previti: We have 10 acres.

Chairman Loscalzo: If requirements do change you would have to apply for a variance.

Mr. Jones: I would go for a complete drawing.

Engineer Cuomo: Get a tracing that can be reproduced. An Engineer's stamp must be on it.

Chairman Loscalzo: I would like some comments from the Engineer.

Motion by Mr. Jones seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor send the plans of Dexion Site Plan #75-15 to the Engineer for his review and also to the Highway Superintendent, Sanitary Superintendent, Water Superintendent, Fire Prevention Bureau and Orange County Planning Department. Vote: all ayes, Motion carried.

#5 on the Agenda:

BALMVILLE ESTATES SITE PLAN #75-2
Located on Forge Hill Road
Represented by Harold Adams

Mr. Adams: I have a plan here for you to see and I will explain it to the Board.

Mr. Jones: Is this whole area level?

Mr. Adams: No.

For a long time the houses around there (pointing to the map and explaining). I propose to drain all that land around there to the front. Concrete curb to the back of the building. We will put a two foot high concrete curb. If I can pick up the water with one foot and it looks nice I will do that. In the back I will gravel the area. There is a fence in there now. I will discuss that later after the Board has considered the drainage.

Mr. Jones: Is that parking area going to be gravel?

Mr. Adams: I will black top to the back of the building. I will put a concrete curb in. It is better.

Chairman Loscalzo: How about blacktopping all. Raise the back so it drains in the front.

Mr. Adams: If we can get a swale there, this is a reserve.

Chairman Loscalzo: If you gravel it, it will be so hard that you will not get any percolation.

Mr. Jones: I am concerned about storm drainage. I want to see it corrected.

Chairman Loscalzo: Are you going to open the five parking spaces on the left?

Hearing no objections a letter dated May 1, 1975 from Mr. Joel Shaw of the Orange County Department of Planning stating his office was in receipt of a site plan submitted by the Attorney for Gasland located at Temple Hill Road and Route 42 in Vails Gate. He stated they would not review this until proper authorization from the New Windsor Planning Board was given. This was recorded received and filed.

Hearing no objections a copy of a letter dated May 5, 1975 to Chief John McCann from Supervisor Fischer referring to his attached letter dated May 2, 1975 concerning a full time fire inspector, enforcement of signs - No Parking, Fire Lane, review of building plans, observations re: Certificate of Occupancy and Vails Gate Heights Water pressure was recorded received and filed.

Hearing no objections a copy of a letter dated May 7, 1975 to Milton Schussheim, Esquire from Town Attorney Crotty re: Site Plan for Balmville Estates, New Windsor, New York and a final approval that was granted October 10, 1973 and not filed was recorded received and filed.

Hearing no objections a copy of a letter dated May 19, 1975 from Orange County Planning Department to Supervisor Fischer re: Proposed Zoning Local Law and their comments was recorded received and filed.

Hearing no objections a copy of a letter dated May 20, 1975 to Alfred Cavallari, Esq. from Town Attorney Crotty re: Sesame Estates and an error in placing same on the Planning Board agenda before Autumn of 1975 was recorded received and filed.

* Hearing no objections a memo dated May 22, 1975 from Town Engineer Cuomo re: Mt. Aire Estates Section 1 Bond suggesting a resolution be made approving the total bond figure of \$248,772.00. Attached to memo are the itemized figures. This was recorded received and filed.

Motion by Mr. Jones seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor approve the total Bond figure of \$248,772.00 for Section 1 of Mount Aire Estates. Vote: All ayes, Motion carried. Secretary to send a letter to the Town Board informing the Board of said motion.

Hearing no objections a copy of a letter dated May 22, 1975 from Rider, Weiner and Loeb to Attorney Crotty re: Fill & Shop located on the corner of Route 32 and Union Avenue. They have been instructed by their client to apply for a building permit. This was recorded received and filed.

* Hearing no objections a copy of a letter dated May 23, 1975 from Town Attorney Crotty to Rider Weiner and Loeb re: Mt. Aire Estates and an easement with the City of Newburgh was recorded received and filed.

Hearing no objections a copy of a letter dated May 5, 1975 from Kanaje Corp. re: Oakland Academy was recorded received and filed.

Hearing no objections a copy of a letter from Town Attorney Crotty dated May 5, 1975 to Mr. V. Giffuni re: Oakland Academy was recorded received and filed.

Hearing no objections a copy of a letter dated May 23, 1975 from Alfred Cavalari, Esq. to Town Attorney Crotty re: Sesame Estates and being placed on the fall agenda of the Planning Board was recorded received and filed..
Secretary to notify Attorney Cavalari that Sesame Estates will be placed on the agenda for June 25, 1975.
Hearing no objections so ordered.

Hearing no objections a letter dated April 30, 1975 from Rider Weiner and Loeb, P.C. re; Windsor Grove S/D and a request of a six (6) month extension of preliminary approval was recorded received and filed.

Motion by Mr. Jones seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor grant a six (6) months extension of preliminary approval to Windsor Grove Subdivision.
Vote: All ayes, Motion carried.

Hearing no objections a copy of letter dated April 24, 1975 from Town Attorney Crotty to Supervisor Fischer re: Connelly Industries and building permits was recorded received and filed.

Hearing no objections a memo dated May 22, 1975 from Julia M. Tuckosh, Town Clerk with an attached Certified Copy of a resolution disbanding the Zoning Commission and thanking said Commission for their work was recorded received and filed.

April 10, 1974

#2 on the Agenda:

MT AIRY ESTATES SUBDIVISION
Represented by Attorney Elliott Weiner

Attorney Weiner: Mr. Kessler has prepared bond estimate for first section.(shown on map.) \$238,932 Bond and a 4% inspection fee of \$9,557. As I pointed out before sewer lines extended up to property line.

Mr. Kessler: On street widths we have changed specifications 34 feet paved on suburban streets rather than 30 feet indicated.

Mr. Argenio: Two inch is not a good road. It doesn't hold up.

Mr. Kessler: These are Town Spec. There is 4 inch penetration under. Latex is soft surface. There are 6 inch mains on the map. The Town now requires 8 inches.

Mr. Loscalzo: The last time you were here we asked for all approvals so we can determine.

Attorney Weiner: You have all but the County Health Department for the water. All plans were generally acceptable. I tried to find out what is happening with water district. We met with Arthur Maharay who is still the Attorney for the District. When Tony and I went through the file I found we had approval of the Highway and Water Department. Mr. Vesely said special care should be taken by Planning Board Engineer.

Chairman Loscalzo: Bernie, have you reviewed these plans?

Attorney Weiner: You reviewed final plans.

Mr. Kessler: Those are the plans I reviewed.

Chairman Loscalzo: This doesn't represent final approved map. There has been no review of final plans.

Mr. Kessler: Yes.

Attorney Weiner: It does. We have a letter from you Bernie approving final plans. At the time Bernie reviewed them it was. Now you have increased your elevations. Your requirements have changed.

Mr. Argenio: You will make changes?

Attorney Weiner: Yes.

Mr. Van Leeuwen: Are you using Union Labor?

Mr. Bloomenfeld: Yes.

Mr. Van Leeuwen: What is the price ranges of the houses?

Mr. Bloomenfeld: \$35,000.

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Mt. Airy Estates continued

Mr. Van Leeuwen: How many lots?

Mr. Bloomenfeld: 399.

Mr. Van Leeuwen: There is only one (1) entrance and exit.

Attorney Weiner: We go through to Bethlehem Road. Two meetings ago we agreed not to build more than 80 homes in any one (1) year. It is a five (5) year plan.

Mr. Van Leeuwen: Is there any land being donated for park?

Attorney Weiner: Yes, it is on sheet 3 of map. 3 park areas.

Mr. Van Leeuwen: Was this approved by the Youth and Recreation Department?

Attorney Weiner: We went thru this. This was approved when George Shaw was the Engineer. We went thru this with George Shaw. This is a final map. We had preliminary approval.

Mr. Jones: Youth and Recreation was never sent a letter on this.

Attorney Weiner: We shifted three times. (the green area)

Mr. Bloomenfeld: That was acceptable to the Planning Board.

Mr. Van Leeuwen: I haven't seen the area.

Mr. Kessler: Part is pretty steep and there is also a good area.

Attorney Weiner: We had houses here. We were asked to take them off. Mr. Kessler wanted green area.

Mr. Argenio: The green area was done at the request of the Planning Board.

Attorney Weiner: Yes.

Mr. Jones: How much land for the recreation?

Attorney Weiner: I have to get that for you.

Chairman Loscalzo: Bernie will refresh your memory along with the map.

Mr. Kessler: Few blocks that exceeded 1200 ft. we suggested pedestrian walks or emergency vehicle paths. Road section I indicated on this. Sheet 1 of map explained.

Mr. Jones: What is grade level?

Mr. Kessler: 10-13% grade on parkland and 1 part almost level. Good sleigh riding and walking area.

Mr. Jones: Where is the final disposition of storm water?

Mr. Kessler: Part in Browns Pond.

Mr. Jones: Do you have permission from the City?

Attorney Weiner: We, I believe had permission at the time. I will check.

Mr. Kessler: I remember to that effect.

Mr. Jones: That is a lot of water. I want to see a letter from the City.

Mr. Bloomenfeld: There is a stream existing.

Attorney Weiner: I am not prepared to answer that tonight. I will have to check.

Mr. Jones: I won't give okay without City approval.

Mr. Van Leeuwen: I think this should be checked by the Youth and Recreation Department.

Attorney Weiner: We changed at the request of the Planning Board. We have changed three times. This has been completely changed.

Mr. Van Leeuwen: We are not saying there has to be a change. What we do for one we have to do for all. I would like to see if it is acceptable to Youth and Recreation. Land donated in lieu of money has to be checked.

Mr. Jones: I am concerned about storm water. You are going into City water supply.

Mr. Bloomenfeld: We have nothing to do with City reservoir. It is two miles away. It has nothing to do with us.

Mr. Van Leeuwen: Water from houses, etc. goes down.

Mr. Jones: Where does pond go?

Mr. Kessler: Most goes to Browns Pond.

Mr. Van Leeuwen: Are sewer mains up to your property?

Mr. Bloomenfeld: Yes.

Mr. Van Leeuwen: You paid for sewer lines.

Attorney Weiner: We petitioned to create sewer district. We deposited \$100,000 in Bank Deposit. We are paying cost of interest on notes. It isn't costing the Town. We petitioned to form a water district. We are going to put entire water system in. The Town is going to create a water district. The district will pay the cost of the water. As I pointed out if we had put our own water and sewer in we would have been in two years ago. This is all in the minutes of the past two meetings.

Mr. Van Leeuwen: Are you getting Town Water?

Attorney Weiner: Yes.

Mr. Jones: pointed to map and asked about the pond.

Chairman Loscalzo: What are the wishes of the Board?

Mr. Jones: I would like to see everything proper before I would vote. He should have easement by City of Newburgh.

Mr. Bloomenfeld: Everything has been piped out.

Mr. Kessler: Do you have drainage easement.

Mr. Van Leeuwen: Youth and Recreation should look at this property.

Mr. Jones: The moritorium is scaring you. You don't have approval on the water.

Attorney Weiner: It is not our fault Town put us in this box. If it weren't for the moritorium we wouldn't be here.

Motion by Mr. Jones seconded by Mr. Van Leeuwen that Mt. Airy Estates Subdivision come back when they have final approval from State Department of Health and Enviromental and easenent from the City of Newburgh with reference to storm water drainage draining into Browns Pond. Vote: Dowd-no Van Leeuwen-yes Jones:yes Argenio-no Cimorelli-no Spignardo-no Loscalzo-no Motion-defeated.

Attorney Weiner: We could have put a water system in. We can't get approval for water. We could have put our own water system in two (2) years ago. We have invested all this money. We are waiting for decision from Enviromental Health. It should be coming anytime.

Chairman Loscalzo: What will happen if you don't get approval?

Attorney Weiner: Then we don't get the approval from the Health Department.

Mr. Van Leeuwen: You don't have approval from the Health Department?

Mr. Bloomenfeld: We have.

Mr. Van Leeuwen: Read a letter from the Health Department dated August 17, 1973 with reference to assuring approvals by their Department.

Mr. Argenio: All approvals are in but water approval from Albany?

Chairman Loscalzo: Yes, They came back for we were to give decision tonight. This was my understanding. They people came back for a decision. Do you want to gixe them approval contingent on approval by Albany Department of Enviromental? I would like

Mount Airy Estates continued

Chairman Loscalzo (continued) to be corrected if I am wrong.

Mr. Jones: I didn't see the water going into Browns Pond until tonight.

Chairman Loscalzo: Yes, but this was brought up tonight - the water and the parkland was just brought up.

Mr. Van Leeuwen: They should have to be checked on parkland. Everyone else adheres to this.

Mr. Cimorell: This should have been brought up last week.

Mr. Jones: I haven't seen a map.

Mr. Van Leeuwen: Youth and Recreation is entitled to money in lieu of land if land isn't any good. There will be a lot of children there. I would rather be safe than sorry. I don't know who Tippy wants to look at the land but it should be done. I would like the land checked before we give an okay.

Chairman Loscalzo: You can't give final tonight unless it is subject to. Weigh what this Gentlemen has done for the past few years. What he has done for Town. You have to weigh that against the moritorium that will be in effect. If you wanted to make it subject to Department of Health, subject to City approval and subject to parkland.

Mr. Van Leeuwen: We are doing something we have never done before.

Attorney Weiner: You have letter from County Health Department. We took care of every objection Health Department gave. They are only holding up on water. We are asking for final subject to the three items. You are stamping the map until we get County approval.

Motion by Mr. Cimorelli seconded by Mr. Argenio that the New Windsor Planning Board grant final approval to Mt. Airy Estates Subdivision subject to review of parkland by Youth and Recreation Department, by successful establishment of water district #8 by the Town, subject to final approval by Orange County Department of Health and subject to approval by City of Newburgh for storm drains into Browns Pond, also final plans subject to Mr. Kessler's review for eight (8) inch water mains and street specifications.

Vote:

Chairman Loscalzo: The Board wishes to go into executive session for ten minutes. I hereby close this meeting temporarily.

Chairman Loscalzo reopened the meeting and called for a vote on the motion .

Secretary to read motion.

Hearing no objections so ordered.

Mt. Airy Estates continued.

Motion by Mr. Cimorelli seconded by Mr. Argenio that the New Windsor Planning Board grant final approval to Mt. Airy Estates Subdivision subject to review of parkland by Youth and Recreation Department, by successful establishment of water district #8 by the Town, subject to final approval by the Orange County Department of Health, and subject to approval by City of Newburgh for storm drains into Browns Pond, also final plans subject to Mr. Kessler's review for eight (8) inch water mains and street specifications. Vote: Dowd- yes, Cimorelli- yes, Spignardo- yes, Argenio- yes, VanLeeuwen-no, Loscalzo- yes, Jones-no. 5 yes-2no. Motion carried.

#3 On the Agenda

JOSEPH RUSCITTI

NO REPRESENTATION

#4 On the Agenda

Hercules Site Plan (Con Ed)

Represented by Mr. Cliff Maddox and Mr. Charles Yeardsley

Mr. Maddox: We are prime contractors in Con Ed. We are asking for permission to store explosives in New Windsor.

Mr. Yeardsley: Showed map to the Board. On storing explosives we must have everything. This is Sloop Hill. The closest thing to us would be a mobile home area. This is a dug out gravel pit. I am interested in storing 50,000 pounds storage, 2 separate 25,000 storage. We propose to put two magazines for storage with padlocks on each door. (7/16 thickness). These magazines are 7x12 and exceeds New York and Federal regulations. We haven't had one of these magazines blow up. We have barcaded these. Along with this magazine set up is a three (3ft) ft. high pad for truck loading. The whole area will be fenced with chain link fence. There is one road in and gate will be locked.

Chairman Loscalzo: Do you plan on a 24 hour guard?

Mr. Yeardsley: We could.

Mr. Jones: Why are you separate from your job?

Mr. Van Leeuwen: Are you renting from Windsor Building?

Mr. Yeardsley: A.W.D. is, yes lease option.

Mr. Van Leeuwen: When you people are finished what happens?

Mr. Yeardsley: It will be removed.

Mr. Spignardo: What will be the length of time?

Mr. Yeardsley: About four (4) years.

Mr. Argenio: They have very few accidents.

Geysen Park continued.

Motion by Mr. Jones seconded by Mr. Argenio that the New Windsor Planning Board grant final approval to Geysen Park Subdivision located on Station Road. Vote: All naves
Motion defeated.

NOTE: Aforesaid two (2) motions acted upon at end of the regular meeting.

#2 on the Agenda

MT. AIRY ESTATES SUBDIVISION #74-10
Represented by Attorney Elliot Weiner

Attorney Weiner: At the last meeting I reviewed the entire history of Mt. Airy Estates Subdivision. I am prepared to do this again if you would like. Tippy requested an opinion from Attorney Austria.

Attorney Austria: I expected you to call me. We didn't get together. If you want to get together with Supervisor Fischer and someone from the Planning Board.

Attorney Weiner: Mr. Bloomenfeld met with the Town Board at the last executive session. I spoke to Joe about it and he didn't feel anyone from the Planning Board had to be there.

Attorney Austria: I think Tippy has a solution.

Mr. Jones: He says it himself the State hasn't approved the water yet.

Attorney Weiner: We have approval from your Engineer - both George Shaw who reviewed it in 1971 and also Mr. Kessler. We have Health Department approval except for the water. As I pointed out at the last meeting we have already installed, the Town has installed the sewer line upto our subdivision. We paid the first payment on the sewer line - \$18,000. We deposited with the Town \$100,000. We have paid Town Engineer \$23,000 for design of water system. We would have had the whole project in except the Town requested us to have Town water and sewer. We have done everything we could. We are held up on approval of water.

Chairman Loscalzo: What are you asking of the Board?

Attorney Weiner: We are asking the Board to give us final approval subject to the approval of the Department of Environmental Conservation of the creation of the water district for Mt. Airy Estates. This is something over which we have no control. We have done every possible thing we could. We have every single approval we could get. It is up to the State to make the decision on the creation of the new water district and that is contingent upon the Town supplying to the State the information about the availability of water, whether it can service this section and create the district. There was one

Mt. Airy Estates Subdivision continued

hearing already. As I pointed out at the last meeting the original application went into the State about one (1) year ago. The State sent it back to the Town. It went back and forth until finally the petition by the Town was accepted in the fall. They scheduled a hearing for December. The hearing was adjourned 3 or 4 times and was finally held the end of January and we are waiting for Department of Environmental Conservation. From what I gather they are going to schedule another hearing to get additional information. We are just sitting here with a completed Subdivision approved by everyone in which we invested over \$150,000 including the \$100,000 we deposited with the Town. We entered into an agreement as you know with the Town. We deposited \$100,000. The Town put sewer line up to our subdivision. The line is all in. This system will cost us \$450,000 - \$500,000. The Town will pay \$125,000. We are in a position where we have done everything we can as far as getting final approval. I asked Town Board to approve this subdivision subject to the water decision. We had preliminary March 24, 1971. We didn't have final because it was held up on water and sewer.

Chairman Loscalzo: If the Town were to have a moratorium you are afraid you might be caught in this.

Attorney Weiner: Yes.

Chairman Loscalzo: As I table it out calendar wise I feel you have six or eight month period before you will know if you have water or not. Your water come from G.A.F.?

Attorney Weiner: In that area. When the development is built about 300,000 gallons of water a day would be used.

Chairman Loscalzo: More action besides the State is needed. Town would have to show or program out when it is going to provide you with water.

Attorney Weiner: Health Department in Goshen will stamp the map when Albany approves the water district. If they decide tomorrow we could have our map stamped. We will put in water line.

Chairman Loscalzo: You would be up for approval but this Board may not care to give it at that time. I have given a lot of consideration to your problem. I don't think you should be that concerned about the moratorium. I can see why your here asking for final but just a moment ago we refused to grant final approval.

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Mt. Airy Subdivision Continued.

Attorney Weiner: Ours is entirely different. As I told you at the last meeting if we had put our own water in we would have been building houses a year ago. I have seen moratoriums. If a town adopts a six month moratorium some times they go on a year or even two years.

Mr. Jones: One to one and a half years is a lot of nonsense. We already have a basis to go on.

Attorney Weiner: I can point to Goshen, they extended their moratorium.

Chairman Loscalzo: The Board would like to go into Executive Session. I hereby close this meeting.

Chairman Loscalzo: Reopened the meeting of April 10, 1974.

Chairman Loscalzo: In executive session the Board decided to reserve decision until the next meeting. We granted preliminary. There are other approvals. Your map will have to be reviewed again. Bernie says you must indicate on your map the sections you are going to do first so we can establish bond requirements. What do you have from Orange County right now?

Attorney Weiner: We have that letter.

Chairman Loscalzo: read the letter dated August 17th in reference to water plans generally acceptable. If you did get water district approval the County would probably give approval.

Attorney Austria: Do you lack any other approvals other than this? Sewer?

Attorney Weiner: The sewer is in already.

Attorney Austria: Assuming that the Department of Health grants approval you have nothing further to do other than get together with Bernie and set up Bonds and have Town Board approve that.

Attorney Weiner: We can get figures on that done in a few days.

Attorney Austria: That is all that is lacking?

Attorney Weiner: Yes

Mr. Dowd: You are going to break it down by sections?

Attorney Weiner: Yes, we agreed with the Town on a program of about eighty houses a year.

Mr. Jones: It says that in the minutes.

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Mt. Airy Estates continued

Mr. Bloomenfeld: I should explain there is a lots of things involved. History from three years.

3 on the Agenda

BEN HARRIS SITE PLAN
Represented by Ben Harris

Chairman Loscalzo: Mr. Kessler would you read your report?

Mr. Kessler: "This site plan contain on item for which specific New York State Department of Transportation approval is needed. Twenty one of the indicated parking spaces appear to be on the State right-a-way for 9 W. If the State disapproves the encroachment, it will be necessary to obtain a parking variance form the Z.B.A. or to cut down the size of proposed building." (This report may be seen in the Ben Harris file) Dated March 25, 1974

Mr. Harris: I have a letter from the State that answers that problem. You have a copy.

Chairman Loscalzo: read a letter from the D.O.T. with reference to Benjamin Harris site plan. Mr Harris indicated to State right-a-way would not be involved therefore a permit is not required. (letter can be seen in Ben Haris folder.)

Mr. Harris: I have a permit for existing curb cuts. The County approved layouts. If you go up and down 9W everyone parks on the State righ-a-way. I am the only one in New Windsor that has nice large island, nice curb cuts, and I also have County approval. They approved the layout. I have a letter here from sewer and water. If you mention one property on 9 W. in New Windsor that is not on right-a-way then island corrected.

Chairman Loscalzo: Lets get this straightened out first. When you were before the ZBA for a variance- were you there because of required parking.

Mr. Harris: No, I thought. They insisted I didn't need a variance. They have same plan. I said "for heavens sake if you don't think I need a variance and the County Planning Board doesn't think I need a variance, inform the Planning Board so I do not have to go back and I can just get a permit. Supplies are hard to get. I use all local people."

Chairman Loscalzo: read a letter from the Z.B.A. dated February 20, 1974 with reference to application of Ben Harris and zoning requirements. He conforms to existing zoning requirements. (this letter may be seen in the Ben Harris file.)

Mr. Harris: You should have a letter in there from the County.

Chairman Loscalzo: We don't have.

Mr. Argenio: How many feet from center line of road is right-a-way.

Ben Harris Site Plan Continued.

Mr. Spignardo: Usually 15 feet.

Mr. Harris: They claim 9 feet. Don Bellos said 9 feet. Don said I do the nicest job in New Windsor. As far as he is concerned I have my right-a-way. We are talking about something that is academic. You serve no purpose by having me make wider island and shorten parking. If State comes along and says we want our full share they would have to buy the other building.

Mr. Jones: We can't go against our Engineer. That is what he is here for.

Chairman Loscalzo: We are not talking about curb cuts, we are talking about parking. Let Bernie explain exactly what he means.

Mr. Kessler: This parking lot shows parking on state property.

Mr. Harris: I said to Don Bello "Are you sure where the right-a-way is? Are you will to certify?" He said "no for they don't find any record of it." I asked how I have it in here to Shaw. Shaw said he drew it in as He seen it. Shaw also said I didn't have a sewer. I said to my friend Shaw "I know I got a sewer". If you say to me you are denying it because of my islands. The State already gave me a permit for my islands. They exist now.

Mr. Spignardo: Pointed to map and asked if this were island. If State requires islands there- my point - we are overstepping our authority. He should have a variance.

Mr. Dowd: Pointed to map- Is this your property line? Bernie where is his property line? You have spaces on State property.

Motion by Mr. Jones seconded by Mr. Dowd that the New Windsor Planning Board accept the recommendations of Engineer Kessler. Recommendation being a ZBA approval. Vote: Jones- yes, Dowd- yes, Cimorelli-yes, Spignardo- yes, Loscalzo- yes, Van Leeuwen- abstain, Argenio-obstain. 5-yes -2 abstain Motion carried.

Mr. Harris: If you go down 9 W see other business also park on 9W. If you are familiar with 9W some gas stations have no islands. Stop the obstacles. Let me build. I faced problems with the Variance Board. Do you know how long this is going on. I didn't hide the plan.

Mr. Kessler: Was the ZBA aware of this.

Mr. Harris: I didn't hide it.

Mr. Kessler: Make them aware of it. Spaces are shown.

Mr. Harris: I gave them a plan.

Mr. Kessler: You gave them a plan. It says 85 spaces required. 91 provided. It doesn't say 21 spaces are shown off your property.

Mr. Harris: I can take the same spaces and slant them and be off State property.

#5 On the Agenda-

MT. AIRY ESTATES SUBDIVISION
Located on Mt. Airy Road
Represented by Mr. Ben Blumenfeld

Chairman Loscalzo read a letter from Country View Estates to the Planning Board with reference to Mt. Airy Estates Subdivision and the approval received on April 24, 1974 subject to five (5) conditions. One of the conditions was a review of the two areas designated parklands (totaling 9.988 acres) by the Youth and Recreation committee. Said review was held at the Town Hall on June 13, 1974, as a result of which the developer and owner herein promises to comply with the following to the satisfaction of the Town Planning Board:

1. Provide selective brush clearing or thinning in the parklands,
 2. and removal of large projecting boulders.
- (this letter may be seen in Mt. Airy Estates folder)

Mr. Kessler read his report as follows:

"To: Town of New Windsor Planning Board July 8, 1974
Re: Mt. Airy Estates

The following conditions have been satisfied for final approval of this subdivision.

1. Review of proposed park area.
2. Acceptance of drainage design by the City of Newburgh.
3. Note on drawings indicating minimum size of water mains to be 8".
4. New street specifications indicated on drawings.

The only items now remaining prior to signing of the final plans are as follows:

1. Final approval of the water district
2. Posting of the subdivision improvement bonds."

#6 On the Agenda-

GEYSEN PARK

Cancelled until the September Meeting.

#7 on the Agenda-

BANKERS TRUST
Located on Windsor Highway (Route 32)

No representation.

Mr. Kessler read a letter he sent to M. Donald Lane Jr., AIA
Re: Bankers Trust, Vails Gate Office, dated June 24th, 1974

HA 3
J.C. A/B
H/W
OK
age
refer to
March 30, 1971

Town Board
Town of New Windsor
New Windsor, New York

Gentlemen:

Since you have given primilinary approval to Mt. Airy Estate Sub-Division, I wish to point out a problem which has existed on Bethlehem Road, a vicinity of my premises for some years, when the Town widened Bethlehem Road, they removed some dips on said road, and the road was elevated, so that water now runs off said road onto my property.

Consequently in order to keep the water from coming on to my premises, I had to build a dam on the upper portion of my driveway.

I wish to call your attention to this problem and ask that you take steps to immediately correct same without the necessity of my having to go to the Orange County Planning Board to point out this condition.

Very truly yours,

Morris Southwick
MORRIS SOUTHWICK

Cornwall Central School District

Cornwall, New York 12418

"THE MID-HUDSON RIVER VALLEY"

DR. JOHN J. BATTLES
DISTRICT PRINCIPAL

MR. ELI KROOT
BUSINESS MANAGER

April 7, 1971

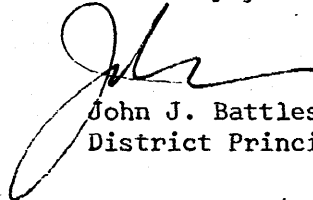
Mr. Joseph Tallarico
Planning Board Chairman
Park Hill Drive
New Windsor, New York 12550

Dear Mr. Tallarico:

I want to thank you and Mr. Marsden for the assistance you have offered to the Cornwall School System. I am sorry that I was out of town last Tuesday evening and could not attend the formal session between you, Mr. Marsden and the Mt. Airy homeowners. Mr. Jack Karnig, Member of the Board of Education, who attended the meeting, reported to me that you will keep us informed of all meetings that may take place in the near future with the builder. We certainly are supporting you in working with the builder to set aside a park site which might be used for a school site to service that portion of the community. I think that the future homeowners of that development (and I assume it is coming) would be eternally grateful to have a school within walking distance of their children rather than a forty-five minute ride away.

Again, thank you for your help.

Sincerely yours,



John J. Battles
District Principal

av

cc: Mr. Marsden

Bethlehem Road
RD 2
Newburgh, New York 12550
April 5, 1971

Mr. Joseph Tallarico, Chairman
New Windsor Planning Board
New Windsor Town Hall
555 Union Avenue
New Windsor, N.Y. 12550


Dear Mr. Tallarico:

I am a home owner on Panorama Drive which borders the proposed Mt. Airy Estates development. I understand the road on which I live, which will be used as an entrance to the development, will have to be reduced in grade in order to conform to ordinances and conditions set down by the Planning Board. When this is done, a steep bank from my front lawn to the road will thereby result which will detract from the value of my property, as well as necessitate the building of a retaining wall. I do not feel I should be responsible for any work necessary, any expenses involved, nor do I feel I should incur any loss to my property value if such should be the case. Therefore, I request that the developer of Mt. Airy Estates be bonded in any amount necessary to insure that I do not incur any losses as described above.

I would appreciate being informed when the meeting will take place at which final approval will be given for this development.

Thank you.

Sincerely yours,


Rudolph L. Lantelme

cc: Mr. Elliott M. Weiner, Attorney representing Mt. Airy Estates

March 24, 1971

(f) Because of the excessive slope mentioned above, the following lots should be checked and submitted with revised grading plans to insure that the lots are usable.

Block "D" Lots 24, 10, 11 and 12.

" "F" Lots 5, 6, 7, 8, 29, 30 and 31.

" "G" Lots 7, 6, 5, 4 and 30-35 inclusive.

" "J" Lots 48-52 inclusive.

" "K" Lots 23 and 24.

" "L" Lots 1 and 2.

" "S" Lots 7-13 inclusive.

" "T" Lots 1-8 inclusive.

(g) Disposition of existing buildings on Block "D", Lots 27, 30, 31, 32 and 33 should be designated.

(h) "A" Street is a collector street and should be increased to 60' right-of-way width.

(i) Road "A" and Penorama Drive both have entrances on Bethlehem Road and are only 200 ft. apart. Serious thought should be given to see if one road could be developed to serve the areas presently serviced by the two roads.

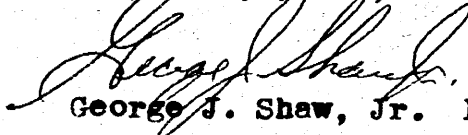
(j) Because of the magnitude of this project, Bethlehem Road and Mt. Airy Road would be collector roads, in fact, if not by designation, and therefore additional land in this project which borders this road should be dedicated to increase the width to that required for a collector street.

(k) Storm water easement shown on plans stops before the storm water line reaches the existing lake. This should be corrected.

(l) Before final approval is given, the developer's engineer should submit calculations showing adequacy of existing culverts on Mt. Airy Road to accommodate storm water drainage.

(m) Road "M" invert of catch basin at cul-de-sac should be changed from 267.00' to 367.00'.

Very truly yours,



George J. Shaw, Jr. P.E.

GJS:ms

Technical Check List
For Use in Subdivision Plat Review

Application No. _____

Name of Proposed Subdivision:

Mount Aire Estates

Name of Applicant: Country View Estates

Name of Owner: Country View Estates
2375 Hudson Terrace
Fort Lee New Jersey

Check When Each Item
is Satisfactory

EP

EP

EP

EP

EP

EP

10' intervals shown

EP

EP

A. Pre-application Meetings (Optional)

Location Map

Sketch Plan on Topographic Map

Conformity with Master Plan

Conformity with Zoning

B. Preliminary Layout

Location Map

Subdivision Title

Date

Scale

North Arrow

Topography (contour intervals) 10' intervals
shown

Name of Owner

Name of Engineer or Surveyor

Names of Adjoining Property Owners or
Subdivisions

Dimensions and bearings or Angles of
all Property Boundary Lines

Name, Location and Width of Adfacent
Streets

Location and Sizes of Existing Utilities
and Width of Easements

Location and Size of Rock Outcrops,
Streams, Swamps, Other Pertinent
Features, Buildings, Trees, etc.

Existing Deed Restrictions.

Zoning District.

Proposed Street Layout (Conformity with
Official Map and Master Plan)

Right-of-Way Width

Pavement Width

Street Elevations

Street Grades

Sidewalks

Storm Sewers, Catch Basins and Culverts

Street Trees

Street Lighting Standards

Street Signs

Water Lines

Fire Hydrants

Sanitary Sewage System

Street Access to Adjoining Properties

Block Length and Width

Intersections

Walkway Easements (When Blocks are Excessively Long)

Building Set-Back Lines

Dimensions and Area of Lots

Location and Sizes of Proposed Utilities and Easements

Proposed Restrictive covenants

Proposed Parks and Playgrounds

C. Final Subdivision Plat
Plat on linen (As Required)

Title

Scale

North Arrow

Date of Plat

Name, Address and Signature of Owner

Name, Address and Signature of Subdivider

Name, Address and Signature of Licensed

Engineer or Land Surveyor

Names of Adjoining Property Owners or Subdivisions

**Check When Each Item
is Satisfactory**

Dimensions and Bearing or Angles of
Boundary Lines of Property Being Subdivided.

Location, Names and Width of Existing
and Proposed Streets

Location and Names of Existing and
Proposed Parks and Playgrounds

Location and Widths of Existing and
Proposed Easements

Lot Lines with Accurate Dimensions
and Bearings or Angles

C. Final Subdivision Plat (continued)

Lot Areas

Lot Numbers

Building Set-Back Lines

Curve Data

Location, Description and Size of all
Monuments

Certification of Health Dept. Approval

Restrictive Covenants

Check for Conformity with Prelim. Layout

D. Construction Plans

Street Plans and Profiles on Linen
(as Required)

Typical Cross-Sections of Street Pave-
ments Including Curbs and Gutters, Side-
walks, Manholes and Catch-Basins

Street Trees

Street Lighting Standards

Street Signs

Plan and Profiles Showing Location,
Size and Invert Elevations of Existing
and Proposed Sanitary Sewers and Storm
Sewers.

Plan and Profiles Showing Location and
Size of all Water Lines, Gas Lines and
Other Underground Utilities and Structures

Fire Hydrants

GEORGE J. SHAW, JR.

Professional Engineer & Consultant

177 LIBERTY STREET

NEWBURGH, NEW YORK

PHONE 561-3695

March 24, 1971

Town of New Windsor Planning Board
Union Avenue
New Windsor, New York

Attention: Mr. Joseph Tallarico, Chairman

Dear Joe:

I am enclosing herewith my review of the Mt. Airy Subdivision plans which I have checked in accordance with the Town of New Windsor Subdivision Regulations and the Town of New Windsor Street Specifications.

In addition to the Preliminary Approval Check List from which you can see there are several items missing, I wish to make the following comments.

(a) The typical road section shown on the plan is inaccurate. This development would require the installation of a suburban road which calls for a 34 ft. width of pavement and concrete curbs on both sides of the street. Because of the size of this project, it is my opinion that sidewalks should be installed, and in addition, the Planning Board should give serious thought to the Subdivider installing shade trees and street lights.

(b) There is no typical lot layout shown and, therefore, no lot setbacks as required by the Ordinance.

(c) Design standards contained in the Zoning Ordinance recommend that block lengths should not exceed 1200 lineal feet. Block numbers F, G, H, J and M all exceed this length.

(d) The Subdivision Ordinance requires that for a project of this size 8.52 acres of park land be donated to the Town. No such area is designated on the plan.

(e) "A" Street has a slope of 12% which is forbidden under our Ordinance. "A", "B" and "C" Streets, as well as Panorama Drive has grades of 10%. "I" Street has a 9% slope, "G" Street has a 7.29% slope and "N" Street has a 7.05% slope. Grades from 7% to 10% are allowed only if approved by the Planning Board.

March 24, 1971

(f) Because of the excessive slope mentioned above, the following lots should be checked and submitted with revised grading plans to insure that the lots are usable.

Block "D" Lots 24, 10, 11 and 12.

" "F" Lots 5, 6, 7, 8, 29, 30 and 31.

" "G" Lots 7, 6, 5, 4 and 30-35 inclusive.

" "J" Lots 48-52 inclusive.

" "K" Lots 23 and 24.

" "L" Lots 1 and 2.

" "S" Lots 7-13 inclusive.

" "T" Lots 1-8 inclusive.

(g) Disposition of existing buildings on Block "D", Lots 27, 30, 31, 32 and 33 should be designated.

(h) "A" Street is a collector street and should be increased to 60' right-of-way width.

(i) Road "A" and Penorama Drive both have entrances on Bethlehem Road and are only 200 ft. apart. Serious thought should be given to see if one road could be developed to serve the areas presently serviced by the two roads.

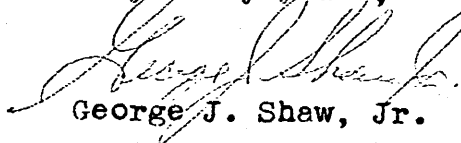
(j) Because of the magnitude of this project, Bethlehem Road and Mt. Airy Road would be collector roads, in fact, if not by designation, and therefore additional land in this project which borders this road should be dedicated to increase the width to that required for a collector street.

(k) Storm water easement shown on plans stops before the storm water line reaches the existing lake. This should be corrected.

(l) Before final approval is given, the developer's engineer should submit calculations showing adequacy of existing culverts on Mt. Airy Road to accommodate storm water drainage.

(m) Road "M" invert of catch basin at cul-de-sac should be changed from 267.00' to 367.00'.

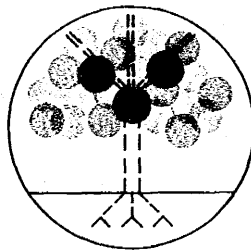
Very truly yours,


George J. Shaw, Jr. P.E.

GJS:ms

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

March 18, 1971

Mr. Joseph Tallarico, Chairman
New Windsor Planning Board
Park Hill Drive
New Windsor, New York 12550

Re: Mt. Aire Estates

Dear Mr. Tallarico:

I enjoyed the opportunity to meet with your Board on March 10th and felt that we have developed an understanding about each other's thinking in terms of this subdivision, as well as planning in general.

This letter contains my thoughts and recommendations to your Board regarding the Mt. Aire Estates subdivision. I have divided the comments into major categorical areas.

1. Water - If water is to be provided by individual wells on the site, an attempt should be made to determine the general adequacy of ground water for a development of 1,500 to 2,000 residents.
2. Recreation - The regulations require 8.5 acres while the developer has set aside approximately 16 acres. Long-used standards recommend one acre per 100 residents or approximately 17 acres. The recreation area for this development could be separated into two park areas, each at least five to six acres in size. A second site could utilize the wooded slopes near Panorama Drive for picnic areas, tot lots and passive recreation with the more active forms of recreation located in the site shown by the applicant. The park site, or sites, should be marked clearly as dedicated park sites.

3. Fire Protection - Hydrants should be shown and spaced an adequate distance apart, as per your fire district's requirements. Adequate water pressure and storage should also be provided for, to meet your engineer's approval.
4. Street Trees - In all unwooded areas, street trees should be provided every 50 to 75 feet on the property (outside of the street right-of-way) to improve the future aesthetic appearance of the development.
5. Sanitary Sewers - These sewer plans should be inspected by your engineer to see that: grades or pipe slopes are adequate but not excessive; that the outfall line is adequately sized and properly located; and the lines are installed and connected properly in the field.
6. Streets - Sight distances on the roads proposed to connect with Mount Airy and Bethlehem Roads are adequate. Only one road, however, would be necessary to tie into Bethlehem Road and, in no case, should two roads be permitted to connect with Bethlehem Road only 200 feet apart. These two roads are collector streets and should have 60 foot rights-of-way, according to the master plan. The Town, therefore, should obtain title to all land 30 feet from the centerline of these roads.

There is a sharp curve on Mount Airy Road where it intersects with Dean Hill Road. This curve should be smoothed out by the Town. It could be done in one of two ways, as shown on the enclosed map. One merely softens the curve on the property under discussion while the second alternative completely straightens Mount Airy Road. This should be discussed with the Town Board.

There are approximately 28,000 feet, or 5.3 miles, of streets proposed in this subdivision. I feel that this is an excessive amount of streets to service 427 dwellings. The slope on "A" Street between "G" and "D" Streets exceeds 10 percent. Streets "A" and "G" function as collector streets, since all traffic from the subdivision must use one or both of these streets, in order to reach Mt. Airy or Bethlehem Roads. These streets should be wider and should have sidewalks on both sides. Street specifications for suburban streets with curbs should be used.

7. Drainage - Storm drains should be adequately sized to accommodate anticipated runoff from the subdivision. This runoff area includes 46 acres of streets, driveways and roofs, according to present plans. One storm drain runs from the top of a hill across lots to "G" Street. The slope of this drain seems excessive, and we question its desirability. Numerous subdivisions in the County have suffered from water damage, due to inadequate sizing and/or installation of storm drains. I urge the utmost care in the review of the drainage of individual lots, as well as roadway areas.

Drainage from the entire subdivision ultimately ends up in New Windsor's water supply. This situation should be studied to determine whether or not such a situation could cause problems with the water supply. I am referring to both the period of construction and the overall life of the subdivision, when normal runoff will occur.

Drainage of individual parcels should be mapped, indicating swales, drainage easements, termination of footing drains and water courses, but it is most important that these items be inspected as they are constructed.

8. General Recommendations - All dwellings should face on interior roads and not on Mt. Airy or Bethlehem Roads, in order to provide a better sense of unity in the development, and to prevent additional drives onto collector streets.

Sidewalks should be provided in this subdivision on at least one side of the street, and on both sides of collector streets.

Undergrounding of utilities should be considered for this subdivision and discussed with Central Hudson for future subdivisions; particularly, those on small lots in unwooded areas.

Large stands of trees, swamplands, and water courses should be shown on the map.

9. Redesign - I feel that this subdivision should be redesigned giving greater consideration to contours and the natural features and slope of the property using Section 281, of the Town Law, for greater flexibility in the design of the subdivision. Specifically, I recommend the following items be included in a future redesign: Use of one main, winding collector street similar to "A" and "G" Streets, each side of this street should be provided with its own recreation area.
Use of a variety of single family housing and clustering to open up more green space and to cut down on street and roof surface areas.

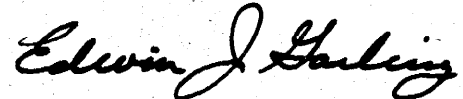
March 18, 1971

Redesign and partial preservation of the wooded hill area in the vicinity of the present Panorama Drive subdivision. Individual lots should have slopes which do not impair their usefulness and driveways should not exceed ten percent slope.

In reviewing this subdivision, I noted some low, wet areas in the vicinity of the proposed recreation site. Some of this is wet, but the majority of the property is ten feet above the water level and could be drained to provide for a relatively dry recreation area.

If you want further information on this area, I could request a report from the Soil Conservation Service.

Very truly yours,



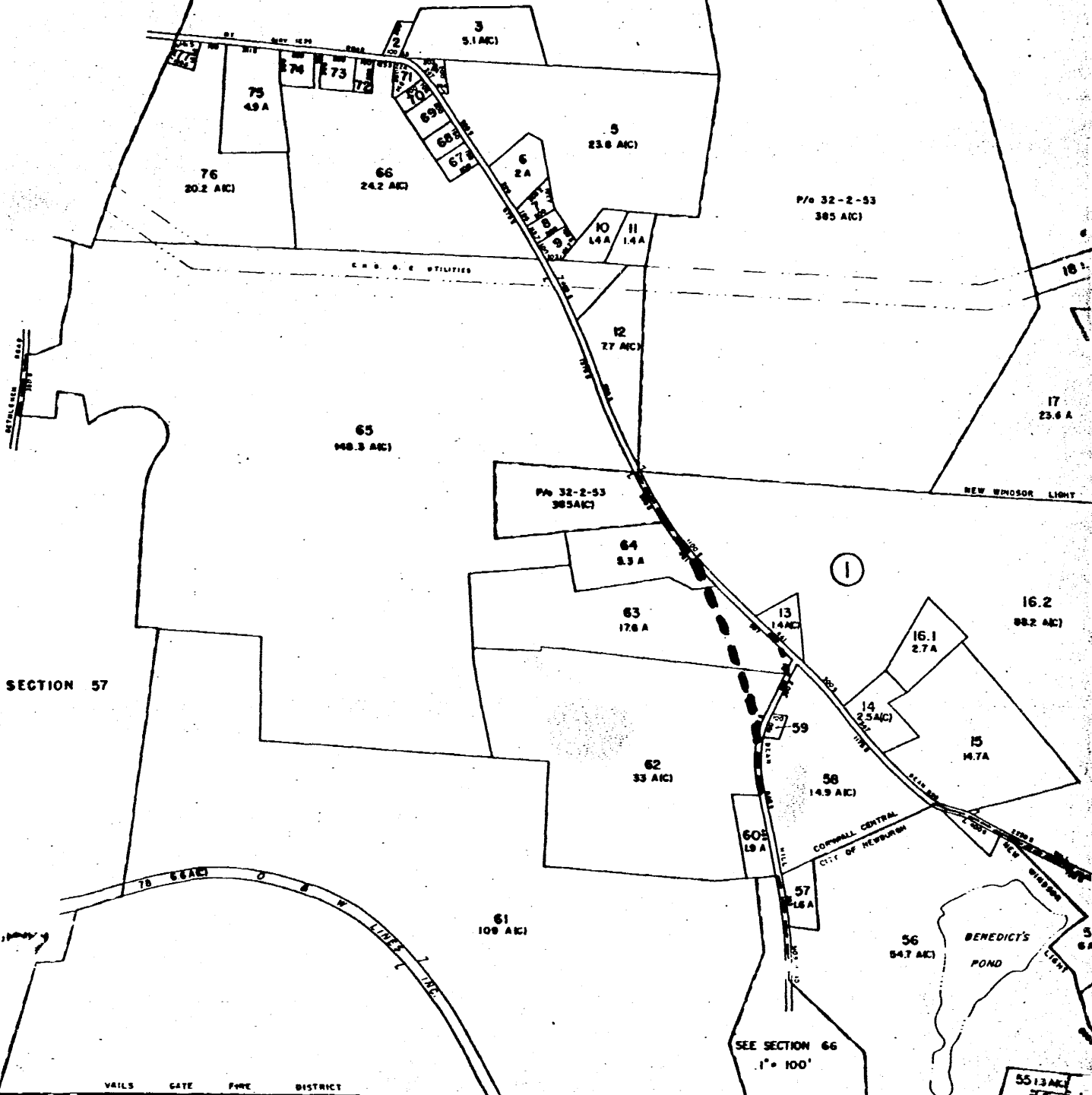
Edwin J. Garling
Deputy Commissioner

EJG:mj

cc: Ted Marsden

SECTION 32

SECTION 54



FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

OWNER OR COUNTY LINE	OWNER OR COUNTY LINE	TAX MAP BLOCK NO.	TAX MAP BLOCK NO.
CITY TOWN OR VILLAGE	CITY TOWN OR VILLAGE	TAX MAP PARCEL NO.	TAX MAP PARCEL NO.
BLACK & WHITE LINE	BLACK & WHITE LINE	AREAS (Deduction, (Capped), (6 AC)	STATE PROPERTY (6.7 AC) (6.7 AC)
SECTION, DISTRICT LINE	SECTION, DISTRICT LINE	DEVELOPMENT (Deduction, (6.7 AC) (6.7 AC)	COUNTY PROPERTY (6.7 AC) (6.7 AC)
PROPERTY LINE	PROPERTY LINE	STREAMS	TOWN WARD



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

March 12, 1971

RESIDENTS OF MT. AIRY ROAD AREA

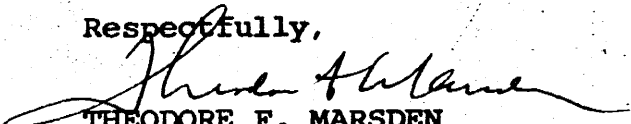
SUBJECT: MT. AIRY ESTATES SUBDIVISION

I have met recently with Dr. Battles and discussed the problems that were presented by your group to the Town Board and recent meetings with the Planning Board. Dr. Battles and I feel that it would be to the mutual advantage of everyone if some afternoon a representative group of residents of the area could meet with myself and a member of the Planning Board or the Attorney of the Planning Board here at the Town Hall or if necessary, perhaps a night meeting could be scheduled when available.

For this purpose, I am addressing this letter to Mrs. Seidman, the first signer of the petition, and others that we have recognized from the floor so that you may get together and establish a date, if you so desire, to have this meeting.

I would appreciate your calling my office so that I can confirm my calendar for this.

Respectfully,


THEODORE F. MARSDEN
Supervisor

TFM:cg
cc :Planning Board
Dr. Battles

Mt. Airy Road
Newburgh, N.Y. 12550
March 12, 1971

Mr. Theodore Marsden, Town Supervisor
Town of New Windsor
New Windsor Town Hall
555 Union Avenue
New Windsor, New York

Dear Mr. Marsden:

It becomes increasingly evident that residents of New Windsor and Cornwall, concerned over the proposed Mt. Airy Estates development of 427 homes, are being denied the right to information regarding the proposal. Repeated attempts to obtain answers to legitimate and relevant questions have been met with evasiveness, pleas of ignorance, and unreasonable action by town officials such as asking residents to leave last Wednesday's Planning Board meeting without giving them the opportunity to ask their questions. We are requesting that discussion of this letter be made part of the official agenda for the March 17th Town Board meeting and that specific answers to the questions below be provided.

1. Since proper notification of residents owning property abutting the proposed development was not made as required by subdivision regulations (Section 4, paragraph E, subparagraph 2), why wasn't the public hearing at which application was made for preliminary layout approval declared null and void?
2. Is it in the best interests of the community to approve a subdivision proposal which would utilize the only large piece of CII zoned land within the boundaries of the Cornwall school district for single family dwellings? Shouldn't this be reserved for the purpose for which it was intended - office and light industry?
3. When will action be taken to bring about ordinance changes which both Town and Planning Boards have publicly stated would be in the best interests of the community?
4. Will the ordinance changes apply to the proposed development?
5. Approval of the proposed development would create serious problems such as further overcrowding of an already overcrowded school system; adding over 400 families to a small area already lacking any kind of recreational facilities or public transportation system giving access to recreational facilities; creating traffic congestion by adding approximately 600 cars to an area which could not possibly accommodate that increase; tax increases for building and improvement of roads, additional lighting, police protection, public facilities and additional schools; and the extremely serious problem dealing with water and sewage. (Residents of the area are very concerned with this because of the already existing drainage problems due to unfavorable soil conditions, and because of the lowering of the water table necessitating deepening of wells.) Our question - who stands to gain from such a development? It would appear that no one would gain with the exception of the developer.

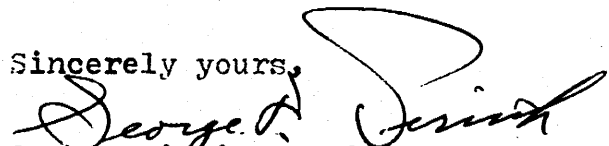
According to Article I of the New Windsor Zoning Ordinance, the basic purpose of the zoning plan is to promote the public health, safety, and welfare with specific reference to public facilities and services, insurance of adequate privacy, prevention and reduction of traffic congestion, enhancement of the appearance of the town as a whole, and the preservation of historic and natural features. It would seem inconceivable that a development such as this would result in anything but the creation of the very problems which the zoning plan is intended to prevent.

We feel New Windsor and Cornwall residents have shown extraordinary patience in trying to resolve the question of this development. Ideally, they would like to see approval denied entirely since this would be in the best interests of both New Windsor and Cornwall. If this cannot be the case, they would like to see safeguards built in through ordinance changes, or agreements with the developer, to insure the following:

- a) larger lot sizes so as to insure no more than two houses per acre,
- b) insurance that the development be tied into New Windsor sewage and water supply,
- c) land set aside for recreational areas and school,
- d) requiring the developer to build in stages in order to give the Cornwall school district time to absorb the additional students without adversely affecting the educational program, and
- e) holding the developer financially responsible for solving problems resulting from such a development such as the widening and improvement of existing roads, need for additional lighting, and the bringing in of water and sewage facilities.

Since residents' questions have been repeatedly left unanswered because of their legal nature, we are requesting that the Town Board attorney be present at this meeting. We understand he has returned from vacation, has presumably had sufficient time to consider the problem, and should be in a position to give a legal opinion. We also request that members of the Planning Board be present to provide answers to questions regarding action to be taken by them concerning the proposal.

Sincerely yours,


George Pirnik, Chairman
New Windsor and Cornwall Residents
for Proper Education and
Development

cc: Mr. Joseph Tallarico, Chairman of the Planning Board
Mr. Arthur Maharay, New Windsor Town Board Attorney

GP/rll

cc 8 1/2 - from T/C M f 3/3/71

To: The Members of the Town Board of New Windsor

Dated: Town Board Meeting, March 3, 1971

From: Dr. John J. Battles, District Principal, Cornwall Central Schools

Thank you for the opportunity to speak tonight. I would point out to you that I speak for the Board of Education, the parents and the children of the Cornwall, New Windsor and Woodbury School District.

Might I take a few moments to describe the present problems of my school district which serves your constituents. At present 260 of the 2600 children in the school district are on double sessions or in church halls. This means that 10% of the children in Cornwall are being educated outside of the normal routines and patterns of a school district. Since the overcrowding in schools has been long known to be a multiplying factor, one can easily see that if a developer should add 100 additional children to the schools next year we would be forced to place an additional 10% of our children on double sessions. Another 100 children overwhelms the high school which currently houses 125 children beyond its capacity. The second hundred children then would evidently be the additional straw which would break the camel's back sending the high school on to overlapping sessions. Now in crescendo like fashion 60% of the school district in two years would be forced on to curtailed or overcrowded sessions--this only with the addition of some two to three hundred of the eight hundred students to the school district. I need not tell you what the consequences would be over a period of five years as each one of the surges or waves of children come into the school district.

I apologize for the repetition in my point but I would make it clear to the Town Board that the gradual building of homes in a development of this size does not spell survival for the Cornwall Schools and certainly cannot be looked upon as a remedy. Were the voters to pass a bond issue this spring, it would take three years before a child could set foot in a new classroom. And I must repeat as I

have to the New Windsor Planning Board that in the current wave of taxpayer pressures it is not possible to expect such rapid approval of any bonding referendum.

I must compliment Mr. Marsden and the Town Board for their help in the matter that is before you tonight. When you are thinking of zoning changes you may well improve the situation greatly. It will help all the citizens of New Windsor and secondarily, their neighbors in Cornwall if these changes take place. But, the changes that will take place will take months of review and discussion. And this is as it should be. It is an important if not an historic step for the Town of New Windsor. While you are in a period of discussion might I suggest that the New Windsor Planning Board and Town Board take the same tack as the Cornwall Town Board has done in a similar manner only a few weeks ago and declare a six-month moratorium on all hearings and action on developments of over thirty homes. This particular moratorium would be in effect until the Town Board has had time to contemplate the zoning changes. This would give not only the Town Board but the community valuable time to put together in a comprehensive effort the materials and ideas needed to carry us beyond this crisis and others that will soon arise. I hope I have your support in this matter. I am certain that the people of New Windsor and the children of Cornwall will welcome your support. Thank you.

CU R/P
1/10/71
DL

RIDER, WEINER & LOEB
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER

POST OFFICE BOX 1268
178 GRAND STREET
NEWBURGH, NEW YORK 12550
(914) 562-8700

March 3, 1971

Re: Mt. Airy Estates
File #7420

Mr. Theodore Marsden,
Supervisor,
Town of New Windsor,
Town Hall,
New Windsor, N. Y.

Dear Mr. Marsden:

This will confirm our conversation in which I advised you that
the construction program for the development of Mt. Airy Estates
will take between five and seven years to complete

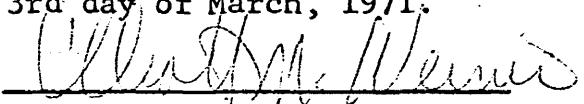
Very truly yours,

MT. AIRY ESTATES, INC.

By:

Sworn to before me this

3rd day of March, 1971.


ELLIOTT M. WEINER
Notary Public, State of New York
Residing in Orange County
Commission Expires March 30, 1971

cc *1/2*
NEW WINDSOR CHAMBER OF COMMERCE, INC.

P. O. BOX 10

NEW WINDSOR, N. Y. 12551

TEL. JOHN 1-2345

February 26, 1971

Theodore F. Marsden, Supervisor
Town Board of New Windsor
Town Hall - 555 Union Ave.
New Windsor, New York 12550

Re: Proposed Mt. Airy Rd. Housing Development

Dear Mr. Marsden:

At the February 24th meeting of the New Windsor Chamber of Commerce, Inc., a motion was unanimously passed that a letter be sent to the Town Board relative to the proposed Mt. Airy Rd. Housing Development.

The Chamber feels strongly that since this area is zoned OLI, it should be preserved for industrial use. Since we do not have sufficient land left for industrial development, we should not sacrifice land zoned for industrial use for the purpose of housing.

Very truly yours,

Joseph Cimorelli
Joseph Cimorelli
Executive Secretary
cc: V. Lucas

Receiv & file & Refer copy to P/A

Town of Cornwall

ORANGE COUNTY, NEW YORK

WILLIAM J. GRAHAM
SUPERVISOR
CORNWALL, NEW YORK 12518

March 1, 1971

New Windsor Town Board
% Theodore F Marsden, Supervisor
244 Union Ave.
New Windsor, New York

re; Mt. Airy - proposed
Housing developement

Gentlemen;

In the interest of the citizens of Cornwall and the impact of overcrowding in the Cornwall Central School Dist. No. 1, the Cornwall Town Board, requests serious consideration of the proposed Mt. Airy housing developement and / or any other housing program of large scale.

With the School District now useing temporary facilities in church buildings and double sessions in force within several grades, it is inconceivable to program any further chaos until some solutions can be resolved.

We would seriously request that any further programming that would involve the area containing the Cornwall Central School Dist., in the Town of New Windsor, be brought to the attention of the Cornwall School District Principal.

Every consideration of this problem by your Board will be most appreciated by the Cornwall Town Board and the citizens of our Town.

Very Truly Yours,


William J Graham

cc; Planning Board- Town of New Windsor
Dr. John J Battles, District Principal
Cornwall Central School District No. 1



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8900

February 18, 1971

Honorable Richard Schermerhorn
77 Carpenter Avenue
Newburgh, New York 12550

Honorable Lawrence Herbst
94 Grand Street
Newburgh, New York 12550

Honorable Benjamin Gilman
16 Orchard Street
Middletown, New York 10940

Gentlemen:

I would like to request legislation that will require subdivisions in excess of 300 homes be required to set aside land for school buildings.

This matter has been considered for some time and is presented at this time to allow you to communicate with other local officials and various committees as well as school boards and receive their thoughts on this.

As you know, subdivisions are presently required to set aside land for recreational purposes and in following this concept, a subdivision of 300 homes, using an average of 2.6 children per home would have between 600 to 700 children to educate.

I do not feel sufficient time would remain to have meaningful consideration given during this present session, but I feel the background could be developed and studied for the next session.

I am taking the liberty to send copies of this letter to other Town Boards with schools in New Windsor and other Planning Boards

February 18, 1971

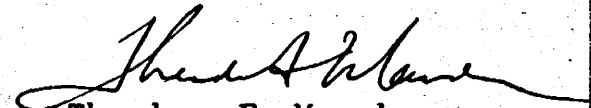
which have controls within these school districts.

It is my intention to have them react to this proposal and notify you of their feelings.

Thank you for your consideration in this matter.

Respectfully,

TOWN OF NEW WINDSOR



Theodore F. Marsden
SUPERVISOR

TFM:ked

cc: Planning Boards of:

New Windsor ✓

Montgomery

Hamptonburgh

Blooming Grove

Town of Newburgh

Town of Cornwall

School Boards of:

Enlarged City District

Cornwall

Washingtonville

Valley Central

Cornwall Central Schools

Cornwall, N.Y. 12518

Contact: Dr. John Battles
District Principal
534-9181 (office)
534-2720 (home)

To: Members of the New Windsor Planning Board

Date: February 10, 1971

Thank you for permitting me to speak to you
on behalf of the Board of Education of Cornwall
Central School District. My name is John Battles
and I am the Supervising Principal of the Cornwall
District.

The Planning Board in considering this new home
development ^{will} ~~has~~, I am certain, taken into con-
sideration the impact of such an extensive
development on the fire, water, sewerage and
transportation systems of the area. I am also
certain that you have assessed the impact of this

(more)

development on the tax base of New Windsor.

But, have you considered the impact of this development on the school district which will educate these children? We are concerned with the educational services of these children who will live with their parents in this development. I will attempt to explain to you the disaster which will occur should you approve such a proposal.

This development is slated for the construction of 450 - 3 and 4 bedroom homes.

From the scant information which I have on hand, I would estimate that these will be "first family homes", young families who have saved enough to buy a modest home for themselves and their children.

The national average of children

(more)

in these homes is 2.6 children. Let us suppose that only 400 homes are built over a period of years, the impact of school age children will be approximately 2 children per home or 800 children.

At this moment the Cornwall District is overcrowded. With no building program in sight and the last attempt soundly defeated, we are reassessing the possibilities of housing the present children in the schools. At this moment, our sixth grades are on double session, the high school is packed to the limit, kindergartens and innovative classes are housed in church halls. One of our buildings has been judged unsafe for occupancy and is no longer used for classrooms.

The Cornwall School System is an excellent one. We try to provide the best education possible for all children. We have programs for the slow learner. We garner far more than our share of state scholarships. I am certain that the builders will point this out to prospective buyers, but will these families be aware of the fact that their children will, by their sheer numbers, be forced onto double, overlapping and curtailed sessions?

These may be people who have moved from New York City or its environments^S, or from the congestion of Rockland County, only to find the same crowded conditions in the schools of Cornwall. The relationship of the schools and the parents will begin on a very poor footing. They will blame us for their predicament.

Do I make myself clear? 800 children to be housed adequately means at least one school - a \$3,000,000 investment by today's prices during a period of economic stagnation and taxpayer resentment. You would be asking us to provide services which I am almost certain we cannot provide. Let us go a step further in this picture. Reasonably, the buyer of the home if he comes from a populated area expects the school to be within an area close to the home. On the development's^{er's} prospectus, I have often seen the words "good schools nearby." The nearby schools in this case are twelve to fourteen miles away, a forty-five minute ride by bus. They must take this ride every day back and forth to school. Each bus carries about 50 children and the cost to the district of each newly added school bus in today's market (and the price of transportation is skyrocketing) is \$9500. We are talking about an additional cost of \$76,000 to bring these

(more)

children to double, overlapping and curtailed schools. Up to this point I have been negative and possibly overly dramatic, but you will have to forgive me because I live with this problem each day. At this point I am prepared to offer the Board a series of recommendations, if they will permit me. The first and most important - (1) table the entire matter until the economic conditions improve - until the Cornwall District has the tax base to consider such an undertaking. Should the district improve its climate for industrial development, then we may be able to broaden our tax base to a point where we can consider such housing.

(2) When you take this project from the table at some time in the future, there should be a change in the plans requiring the builder to set aside land for the building of an elementary school to house the children. Good planning would dictate that the services be where the people are.

(3) For those children who go to secondary facilities away from the general area of the development, sheltered bus stop areas should be provided. Additional bus turns and reasonable grades are also important to the operation of the bus fleet. In one area of our school district, because of the poor planning of the development,

(more)

it is impossible for us to bring our
buses into the streets.

The Cornwall Board of Education and I
stand ready to work with you at any time
in the future towards a program of orderly,
reasonable development. Thank you for the
time and your consideration. I am prepared
to answer any and all questions that you
might have.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

January 25, 1971

Elliott M. Weiner, Esquire
178 Grand Street
Newburgh, New York 12550

RE: Mt. Airy Estates

Dear Sir:

According to my records, the attached list of property owners are within the five hundred (500) feet of the area you inquired about.

The charge for this service is \$25.00. Please remit same to me, making the check payable in my name.

Respectfully,

Ellsworth E. Weyant, pt.
ELLSWORTH E. WEYANT
Chairman
Board of Assessors
Town of New Windsor

EEW:pt
Enc.

*19
1 net
1 receipt*

**RETAKE
OF
PREVIOUS
DOCUMENT**

it is impossible for us to bring our buses into the streets.

The Cornwall Board of Education and I stand ready to work with you at any time in the future towards a program of orderly, reasonable development. Thank you for the time and your consideration. I am prepared to answer any and all questions that you might have.

5 yrs -

85
25

John

The Board of Directors of the
company is pleased to announce
that you have been elected
to the Board of Directors of the
company. This is a great
achievement and we are
proud to have you on the
Board. We look forward to
working with you on the
future of the company.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

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ELLSWORTH E. WEYANT
Chairman
Board of Assessors
Town of New Windsor

EEW:pt
Enc.

19
1st
insert.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

Elliott M. Weiner, Esquire
RE: Mt. Airy Estates

XThe City of Newburgh ✓
Newburgh, New York 12550

XKenneth L. & Della Leonard ✓
c/o New Paltz Savings Bank
New Paltz, New York
or

X4175 Sluga Drive ✓
New Windsor, New York
or

XMt. Airy Road RD #2 ✓
New Windsor, New York 12550

XWalter Klinkowize ✓
Mt. Airy Road RD #2
New Windsor, New York 12550

XFrances J. Diegel ✓
Mt. Airy Road RD #2
New Windsor, New York 12550

XAnna Hayes ✓
47 Shipp Street
Newburgh, New York 12550

XWilliam H. Diegel ✓
Mt. Airy Road, RD #2
New Windsor, New York 12550

XMary Corcoran Estates *returned*
c/o Dorothy Stoltz
160 Bridge Street
Stamford, Conn.

XEtruscan Enterprises, Inc. ✓
Route 94, RD #2
Newburgh, New York 12550

XJohn & Anna C. Stenglein, Jr. ✓
RD #2, Mt. Airy Road
New Windsor, New York 12550

XAnna K. Schmidt ✓
45 Joval Court
Brooklyn, New York 11229

XMarjorie H. Doering ✓
North Drury Lane, MD #32
Newburgh, New York 12550

XMatthew & Jacquelin M. Hey ✓
Mt. Airy Road, RD #2
New Windsor, New York 12550

XMt. Airy Trailer Court, Inc. ✓
Box 324, RD #1
Walden, New York 12586

William XErnest A. & Anna C. Wilcox
c/o Albert VonTrott
935 Rosette Court
Sunnyvale, California, 94806

XLewis W. & Pauline B. Steenrod ✓
RD #2, Bethlehem Road
New Windsor, New York 12550

XIrene Haloviak ✓
78 Liberty Street
Newburgh, New York 12550

XMarie Perkowski ✓
78 Liberty Street
Newburgh, New York 12550

XRichard A. & Christine Ostner ✓
Bethlehem Road, RD #2
New Windsor, New York 12550

Respectfully submitted,
Ellsworth E. Weyant et
ELLSWORTH E. WEYANT, Chairman
Board of Assessors
Town of New Windsor

EEW:pt

RIDER, WEINER & LOEB
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER

POST OFFICE BOX 1268
178 GRAND STREET
NEWBURGH, NEW YORK 12550
(914) 562-8700

January 25, 1971

Re: File #7420
Mt. Airy Estates Subdivision

Office of the Planning Board
Town of New Windsor,
555 Union Avenue,
New Windsor, N. Y. 12550

Attention: Marlene A. Rossi,
Secretary

Dear Madam:

In accordance with your letter of January 19, 1971 I am enclosing herewith copy of notice which we are sending out to the adjoining property owners in connection with our application for subdivision approval and also the application 70-6.

I have obtained a list of the adjoining property owners from Mr. Weyant and notices will be sent by certified mail to each of them. We have personally delivered to the Orange County Planning Board a copy of the subdivision map, together with the application form which you sent to me.

Thank you very much for your cooperation.

EMW:eml

Very truly yours,

Enc.

RIDER, WEINER & LOEB

By:



Date _____

Application No. 70-6

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision MT. AIRY ESTATES
2. Location Mt Airy Road and Bethlehem Road
3. Acreage 16.0 4. Number of lots 427 5. Zone DLI
6. Name & address of subdivider Mt Airy Estates, Inc
2375 Hudson Terrace, East Lee, New Jersey, 07024
7. Name & address of record owner of land Same
8. Present and intended uses Residential

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Mt Airy Estates, Inc
Signature of applicant By: [Signature] President

Adopted 10/5/70

We the undersigned residents of the Mt. Airy District hereby protest the manner in which the New Windsor Planning Board meeting of February 10, 1971 was conducted during which the proposed Mt. Airy Estates Development was discussed. Proper notifications were not made due to discrepancies between the maps available to the New Windsor tax assessor in the Town Hall New Windsor, and those in the Orange County Clerks office in Goshen. Too many questions of a crucial nature were left unanswered pertaining to adequate water, sewage, roads, schools, taxes, police and fire protection, drainage, recreational facilities, etc. We feel that in the best interest of all the residents of both New Windsor and Cornwall that will be affected by this subdivision, the New Windsor Planning Board should table all action pertaining to the Mt. Airy Estates to allow for further study of the above mentioned problems connected with such a development and to call another public hearing with proper notification given.

15 OLD 25

1491001AR / RFH5

PHILIP W. STEWART MAR 17 - 1901

3.10.1944: In einem Brief von Frau Emilie Müller an Frau ...

A full method of recording the behavior of the subjects upon an occasion

[illegible]

of maintaining a low level of activity in the field to encourage more

MILWAUKEE, Wis., Sept. 10.—(AP)—The Milwaukee Police Department today announced it had received information from a confidential source that a person who was involved in the assassination of Dr. Martin Luther King Jr. might be in the area.

Đảng của chúng ta đã nêu ra một nhiệm vụ rất quan trọng là phải xây dựng Đảng ta thành một Đảng tiên tiến, thống nhất, đoàn kết, có kỷ luật, có tổ chức, có năng lực lãnh đạo và quản lý xã hội.

1.05412; od 0.141440. Hranice line rovnice jsou dány v následující tabulce:

Mr. Carl Nelson, 1000 Williams Road, New York, New York 10018

to be a child of the wife of Edward A. ... of ...

cc: The Honorable, the Chief Justice, and the Justices of the Supreme Court of the United States

* 87-1 - HONORABLE JOHN P. DILL - Grand Juror - Term 1986-1988

Name

Address

1- William F. Johnson	Jackson Ave RD#2
2- Muriel S. Leghorn	New Windsor, N.Y.
3- Jack Grant	Bethlehem Rd.
4- Louise Grant	"
5- Andrew J. Gelak	Bethlehem N.Y.
6- Thomas Pettine	New Windsor N.Y.
7- Morris Southwick	Bethlehem Rd. RD#2
8- Margaret Southwick	Bethlehem Rd. RD2
9- Betty Stewart	" " "
10- Fred McCallough Jr	Bethlehem Road
11- Fred McCallough Sr	RD#2 Bethlehem Road
12- Mabel McCallough	RD#2 Bethlehem Road
13- Richard L. Ostner	" " "
14- Mr. Richard Ostner	" " "
15- Mrs. Richard Ostner	" " "
16- Mrs. A. Cavallari Jr.	Bethlehem Rd.
17- Paul St. John	" "
18- Gloria St. John	" "
19- Elizabeth McCreary	Bethlehem Rd
20- Ethel Walker	" "
21- Kate Walker	" "

Name

Address

22 Margaret H. Ganguin

Bethlehem Rd RD 2 hwy.

23 Ed. Timberger Sr.

Bethlehem Road

24 Maria Timberger

Bethlehem Road

25 Charles R. Thorne

Bethlehem Road

26 Elizabeth Thorne

Bethlehem Road

27 Thomas E. McCord

Bethlehem Rd.

28 Barbara M. Hall

Mt. Airy Rd.

29 George Hall

Mt Airy Rd.

30 Helen Hollenberg

Mt Airy Rd.

31 Alfred Hollenberg

Mt Airy Rd.

32 Joseph E. Eard Jr.

Mt. Airy Rd.

33 Edna C. Eard

Mt. Airy Rd.

34 Anna Gillick

Mt. Airy Rd.

35 Kenneth E. Downing

Mt. Airy Rd.

36 Jerry Downing

Mt. Airy

37 Ted Downing

38 Ralph L. Lohman

Bethlehem Rd

39 Anne Lentelme

Bethlehem Rd.

40 Harold R. Downing

Bethlehem Rd.

41 Lillian F. Downing

Bethlehem Rd.

42 Lucille Hall

Bethlehem Rd.

Bethlehem Rd.

**RETAKE
OF
PREVIOUS
DOCUMENT**

Name	Address
Margaret H. Gavigan	Bethlehem Rd RD 2 hwy.
Ed Timberger Sr.	Bethlehem Road
Maria Timberger	Bethlehem Road
Charles R Thorne	Bethlehem Road
Elizabeth Thorne	Bethlehem Road
Thomas E McCord	Bethlehem Rd.
Barbara M. Hall	Mt. Airy Rd.
George Hall	Mt Airy RD.
Helen Hollenberg	Mt Airy Rd.
Alfred Hollenberg	Mt Airy Rd.
Joseph E. Eads Jr.	Mt. Airy Rd.
Edith C. Eads	Mt. Airy Rd.
Anna Gillick	Mt. Airy Rd.
Esther E. Downing	Mt. Airy Rd.
John Downing	Mt. Airy Rd.
Red Downing	Mt. Airy
Edith L. Lohman	Bethlehem Rd
June Lohman	Bethlehem Rd.
Harold R. Downing	Bethlehem Rd.
Lillian F. Downing	Bethlehem Rd.
Lucille Hall	Bethlehem Rd.
Donald B. Hall	Bethlehem Rd.

Name

Address

- 44 George J. Schnell Mt Airy Rd. RD#2 Newburgh N.Y.
- 45 Billy J. Schnell " " " " " "
- 46 Mrs D. C. Thorne Mt Airy Rd RD#2 Newburgh N.Y.
- 47 Michael D. Delvin " " " " " "
- 48 Evelyn B. Dolan Mt. Airy Rd., R.D. 2, Newburgh, N.Y.
- 49 James J. Dolan Mt. Airy Rd., R.D. #2, Newburgh, N.Y.
- 50 Geo. Cawcutt Mt Airy Rd Newburgh, N.Y.
- 51 John W. Morse Sr. Mt Airy Rd Newburgh, N.Y.
- 52 Billy Morse RD#2 Mt. Airy Rd. Newburgh, N.Y.
- 53 Ruth Copelette Mt Airy Rd. R.D. #2 Newburgh, N.Y.
- 54 Julia Halvorsen Mt. Airy Rd. RD#2 Newburgh, N.Y.
- 55 O O Thorne RD#2 Mt Airy Rd. Newburgh, N.Y.
- 56 Loan M. Wootten Mt Airy Rd. RD#2 Newburgh, N.Y.
- 57 Frances Ward Mt Airy Road RD 2 Newburgh N.Y.
- 58 James H. Ward Mt Airy Rd. RD-2 Newburgh N.Y.
- 59 M. W. H. V. Mt Airy Rd RD#2 Newburgh N.Y.
- 60 Frances Diegel Mt. Airy Rd RD#2 Newburgh, N.Y.
- 61 Rose + Pauline Viggers P. O. Box 171 Cornwall N.Y.
- 62 Jacob Ehrat R.F. #1 Mt Airy Rd. Newburgh
- 63 Della Leonard RD 2 Mt Airy Rd Newburgh

Name	Address
64 Carol Oaboski	R.D. #2 Bethlehem Rd. Newburgh, N.Y.
65 Michael B. Valdimia	Mt Airy Rd.
66 Mrs. Adolph Doring	Mt Airy Rd.
67 Mrs. Gregory R. Burke	Mt. Airy Rd.
68 Mrs. Violet S. Burke	Mt. Airy Rd.
69 George Duber	
70 Mrs. Nancy Fairak	Mt. Airy Road
71 Mrs. Mary Fusco	Mt Airy Road
72 Mr. Frank Vesely	" " "
73 Mrs. Anna Vesely	" " "
74 Mrs. Ingrid J. Atchison	" " " Bethlehem Rd
75 George Atchison	" " "
76 Henry Troll Jr.	
77 Florence M. Troll	
78 Barbara Ann Vestea	Bethlehem Rd
79 Fred A. Vestea	" "
80 Mary Martens	Bethlehem Rd
81 Fred Martens	" "
82 Joan Collins	" "
83 James Collins	" "
84 James H. Hawling Jr.	" "
85 Sophie Hawling	" "

- 86 Joseph A. Bloomer, RD#2 Mt Airy Rd, New Windsor, Newburgh, N.Y. 12553
87 Ellen L. Bloomer, RD#2 Mt Airy Rd, New Windsor, Newburgh, N.Y. 12553
88 Victor J. Lucas, RD#2 Mt Airy Rd, Newburgh, N.Y. 12553
89 Faith M. Lucas, RD#2 Mt Airy Rd, New Windsor, Newburgh, N.Y. 12553
90 Harold Baxter, RD#2 Newburgh, N.Y.
91 Herbert Steenrod, RD#2 Newburgh, N.Y.
92 Lewis Steenrod, RD#2 Newburgh, N.Y.
93 Pauline Steenrod, RD#2 Newburgh, N.Y.
94 Karen Bothwell, RD#2 Newburgh, N.Y.
95 Jim Bothwell, RD#2 Newburgh, N.Y.
96 Helen Barton, RD#2 New Windsor, N.Y.
97 Eugene Brown, RD#2 New Windsor, N.Y.
98 Helen Pirnik, RD#2 Mt Airy Rd.
99 George F. Smith, RD#2 Mt Airy Rd.
100 Kenneth P. Leonard, RD#2 Mt Airy Rd.

For Planning Board

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by New York Telephone
for the building or subdivision of _____
has been reviewed by me and is approved ☒ disapproved _____

If disapproved, please list reason.

Joseph F. Vesely
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

Please Review & Return
For Planning Board Meeting
11 June 14th

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision XXXXXXX as submitted by Earle W. Bailey
for the building or subdivision of Mt. Aire Estates
has been reviewed by me and is approved XXXX disapproved _____

If disapproved, please list reason.

Subject to approval of Water District #8

HIGHWAY SUPERINTENDENT

Joseph Craig
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
for the building or subdivision of Mt. Air Estates
has been reviewed by me and is approved _____ disapproved _____

If disapproved, please list reason.

Special care should be taken by
planning board Engineer regards to any
and all drains that will enter on
Bethlehem Road, due to improper drainage
that exists at present. Also care should
be taken in the vicinity of Browns Pond
area.

Joseph F. Veeley
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

*mt are put thru
minute*

WATER, SEWER, HIGHWAY REVIEW FORM:

July 13, 1972

The maps and plans for the Site Approval XXXXXXX
Subdivision _____ as submitted by N.Y. telephone Co.
for the building or subdivision of _____
has been reviewed by me and is approved XXXXX disapproved _____

If disapproved, please list reason.

It is recommended that prior to the instalation of the telephone cable that a map of proposed Sewer District #16 and a map of Mt. Airy Estates building project be obtained from Kartiganer Engineers.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Symon D. Masten Jr.
SANITARY SUPERINTENDENT

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision XXXXXXXXXX as submitted by Earle W. Bailey
for the building or subdivision of Mt. Aire Estates
has been reviewed by me and is approved _____ disapproved XXXXXX

If disapproved, please list reason.

1. No approval can be given at this time as District #16 does not yet exist to receive sanitary waste.
2. Distance between manholes exceeds the maximum number of feet of 400ft. (New York State Health Department....Standards)
3. Subdivision has not as yet been approved by Orange County Health Department.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Raymond D. Mastenfe.
SANITARY SUPERINTENDENT

60111

TOWN OF NEW WINDSOR
PLANNING BOARD
Minutes - February 10, 1971

A regular meeting of the New Windsor Planning Board was held on February 10, 1971 and was called to order at 8:15 P.M.

Members present: Chairman Joseph Tallarico, Theodore Jargstorff, Mervin Korn, Joseph Loscalzo, Richard Teye, Chet Palozzo, Engineer George Shaw and Daniel F. Ahern, Esq. for vacationing Bernard Sommers.

Absent: Thomas Dowd.

MT. AIRE ESTATES: Public hearing. Attorney Elliott Weiner and Engineer Richie submitted revised maps. Fee was paid. Minutes were taken by the public steno and attendance records were taken.

Mr. Korn read the published notice of hearing and reported 19 certified letters mailed; 17 return receipts received; 1 returned for insufficient address and 1 not received (Calif. address).

This proposed 427 lot subdivision on 160 acres is in an OLI zone. Mr. Weiner stated a sewer district has been created with Town consent and a water district is to be arranged. These are to be single family dwellings - lot sizes range from 10,000 sq. ft. to 22,000 sq. ft. There are 2 entrances onto Bethlehem Road and 1 onto Mt. Airy Road. Approximately 30 to 40 acres are to be left vacant at this time. Builder will either dedicate parkland or pay the fees in lieu thereof. Roads are to be dedicated to the Town.

Board members questioned drainage; traffic flow and ability of sewage treatment plant to handle the additional flow.

Mr. Richie stated that no curbing or sidewalks are contemplated and Engineer Shaw pointed out that curbing will be required.

Plans have been submitted to the Orange County Planning Dept.

Since this would be Cornwall School District #4, Dr. John Battles, District Principal, Cornwall Central Schools, read a prepared written statement which was then submitted for our file. Dr. Battles feels that Cornwall schools cannot accommodate these additional children at this time. Cornwall schools are presently overcrowded.

Several area residents spoke against the development because of school crowding, additional traffic; drainage; overcrowding of rural area. They also stated that the 30 to 40 acres to be left vacant is a swamp area.

Public hearing ordered closed at 9:45 P.M.

* * * * *

AGREEMENT, made this 5th day of April, 1973, between MT. AIRY ESTATES, INC., a New York Corporation with office c/o Rider, Weiner & Loeb, P. C., Route 207, Little Britain Road, Town of New Windsor, Orange County, New York, hereinafter called "Mt. Airy", and THE TOWN OF NEW WINDSOR, a municipal corporation with an address at 555 Union Avenue, Town of New Windsor, Orange County, New York, hereinafter called "Town".

W I T N E S S E T H:

WHEREAS, Mt. Airy and the Town entered into an agreement on July, 1971 in connection with the development of sewer district known as Mt. Airy Sewer District #16, whereby Mt. Airy agreed to deposit with the Town \$100,000.00 to guarantee payment of the debt service covering the cost of the installation of the sewer facility in the said district for a period of 5 years, and

WHEREAS, the cost of the installation of the said sewer facility might exceed the sum of \$250,000.00, which is the amount of the bond authorization approved by the Department of Audit and Control, and

WHEREAS, Mt. Airy has agreed to defray a part of such excess cost as aforesaid,

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

1. That Mt. Airy will pay to the Town any sums in excess of \$250,000.00 up to a maximum of \$25,000.00 which the Town must expend in connection with the construction of all facilities legal, financial and engineering charges and any other

legally attributable to said construction.

2. That included in the \$250,000.00 as aforesaid shall be a payment to Sewer District #14 in the amount of \$8,000.00 with the balance of the \$21,000.00 hook-in charge to be paid over a period of 13 years at the rate of \$1,000.00 per year commencing 1974. Legal and financial charges and interest are to be paid by the District over a period of 3 to 5 years commencing 1974.

3. In the event that the Town agrees to extend Sewer District #16 as aforesaid, it will require any user of the lines installed in Sewer District #16 to pay its proportionate share of the excess over the authorization which is the subject of this agreement and also to deposit with the Town its proportionate share of the guarantee being deposited by Mt. Airy so as to reduce the amount required to be deposited by Mt. Airy.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

MT. AIRY ESTATES, INC.

By: 

TOWN OF NEW WINDSOR

By: 

STATE OF NEW YORK)
) ss:
COUNTY OF ORANGE)

On the 5th day of *April*, 1973 before me personally came THEODORE MARSDEN, to me personally known, who, being by me duly sworn, did depose and say that he resides at 5 Hearthstone Way, New Windsor, N. Y., that he is the Supervisor of the Town of New Windsor, the municipal corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Town Board of said corporation, and that he signed his name thereto by like order.

Julius M. Tuckrosh

Notary Public, County of Orange
Reg. # 36-9390700
Commission Expires 03-30-74

STATE OF NEW YORK)
) ss:
COUNTY OF ORANGE)

On the 5th day of April, 1973, before me personally came BEREK BLUMENFELD to me known, who, being by me duly sworn, did depose and say that he resides at 1716-54th Street, Brooklyn, N. Y., that he is the President of MT. AIRY ESTATES, INC., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

4.

RIDER
WEINER
& LOEB, P.C.
ATTORNEYS AT LAW
NEWBURGH, N. Y.

Julius M. Tuckrosh

Notary Public, County of Orange
Reg. # 36-9390700
Commission Expires 03-30-74

AGREEMENT between MT. AIRY ESTATES, INC. and the TOWN OF
NEW WINDSOR.

WITNESSETH:

WHEREAS, on the 17th day of March, 1971 the parties hereto entered into an agreement in connection with the creation of a sewer district and the installation of the necessary sewer facilities in the said district in the Town of New Windsor, Orange County, N. Y., and

WHEREAS, the office of the Comptroller of the State of New York has requested that payments for the bonds issued by the sewer district be guaranteed by Mt. Airy Estates, Inc. before it approves the formation of the said district and the aforesaid agreement between Mt. Airy Estates, Inc. and the Town of New Windsor.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:

1. To guarantee the aforesaid payments on the bond issue as recited hereinabove Mt. Airy Estates will, prior to the letting of any contracts by the said sewer district for improvements thereon deliver to the Town of New Windsor a certificate of deposit assigned to the said Town of New Windsor in the amount of \$100,000.00.

2. The said Town of New Windsor shall retain the said Certificate of Deposit to guarantee the payments as aforesaid for a period of five years.

3. At the end of each year if the Town of New Windsor determines that it does not require the full amount of

RIDER

WEINER
& LOEB

ATTORNEYS AT LAW
NEWBURGH, N. Y.

\$100,000.00 because additional revenues are being received by the said district from users in the said district the said Town of New Windsor shall agree to reduce the amount of the said certificate of deposit.

4. Prior to the expiration of the five year period the said Town of New Windsor shall advise Mt. Airy Estates of an amount of the certificate of deposit required to continue guaranteeing payments for the bond issue in the said district for an additional period of five years.

5. The said new certificate of deposit shall be assigned to the Town on the same basis as the original one with provisions for annual reduction thereof.

IN WITNESS WHEREOF, the parties hereto have executed this agreement this 30th day of July, 1971.

MT. AIRY ESTATES, INC.

By: 

TOWN OF NEW WINDSOR

By: 

AGREEMENT made this 17th day of March, 1971 between
MT. AIRY ESTATES, INC., a New York Corporation with an office
c/o Rider, Weiner & Loeb, 178 Grand Street, Newburgh, New York,
hereinafter called "Mt. Airy" and the TOWN OF NEW WINDSOR,
a municipal corporation with an address at 555 Union Avenue,
New Windsor, Orange County, New York, hereinafter called "Town".

WITNESSETH:

WHEREAS, Mt. Airy is developing a tract of land in the
Town of New Windsor, Orange County, New York, known as Mt. Airy
Estates located between Bethlehem Road and Mt. Airy Road in
said Town, and

WHEREAS, a sewer district known as Mt. Airy Sewer District
#16 has been formed which district includes all of the property
owned by Mt. Airy, and

WHEREAS, the Town has agreed to install sewer lines and
necessary appurtenances connecting the existing sewer lines
in the Town located in Sewer District # to the property line
of Mt. Airy Estates in accordance with certain terms and
conditions hereinafter set forth.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:

1. The Town will construct a sewer line and the necessary
appurtenances from its existing facilities to the lands of
Mt. Airy in accordance with plans and specifications prepared
by Herbert L. Kartiganer, engineers, dated
which are hereby made a part hereof.

2. It is contemplated that the cost of said construction will be financed by a 40 year bond issue which shall be an obligation of the Town of New Windsor.

3. The facilities herein contemplated to be installed shall be installed pursuant to contracts left by the Town for the same and shall be under the direction of the engineers designated by the Town for said installation.

4. Upon the signing of the contracts for the construction of the said sewer line in accordance with the plans of Herbert L. Kartiganer, engineers, as aforesaid, Mt. Airy shall deposit with the Town the sum of \$20,000.00.

5. It is contemplated that Mt. Airy will construct approximately 427 homes on the property owned by it in accordance with development plans approved by the Planning Board of the Town of New Windsor and the Town Board of the Town of New Windsor. Subdivision maps shall be filed in the Orange County Clerk's Office by Mt. Airy prior to the construction of the said homes in accordance with the appropriate Ordinances in the Town of New Windsor.

6. It is contemplated that Mt. Airy will construct the said 427 homes during a period of at least five years. A projected schedule marked Schedule A is attached hereto showing the construction schedule, together with projected sums required for debt servicing and the source of said funds during this period of time.

7. Mt. Airy agrees that the said sum of \$20,000.00 shall be used to guarantee payment to the Town of all sums required

for debt service for the first year said sums are required.

In the event that the funds collected from the residents of the District from real property taxes are insufficient to cover debt servicing during the first five years after the improvements are installed, Mt. Airy will pay to the Town whatever additional sums are required in order to cover said debt servicing.

Mt. Airy further agrees that in the event that the Town is not receiving sufficient funds after the first five years from real property taxes from the residents of the district to cover said debt servicing this agreement shall be automatically renewed for an additional five year term to guarantee to the Town the funds for said debt servicing.

8. Mt. Airy agrees to install all sewer lines in its development in accordance with the specifications of the Town. Upon completion of any section of the said development Mt. Airy shall turn over all sewer lines and appurtenances to the Town at no cost to the Town.

9. The Town shall have the right to conduct through its engineers an infiltration test of all lines installed in the Mt. Airy Sewer District by Mt. Airy prior to the time that these lines are put into use.

10. This agreement shall be binding upon the successors, and assigns of all of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

RIDER
WEINER
& LOEB
ATTORNEYS AT LAW
NEWBURGH, N. Y.

MT. AIRY ESTATES, INC.

By: 

TOWN OF NEW WINDSOR

By: _____

APPLICATION is hereby made for the following:

Agenda _____ Service _____

1. Name MT. AIRY ESTATES

Address c/o Rider, Weiner & Loeb,
178 Grand St., Newburgh, N. Y.

Telephone Number (914)JO-2-8700

Are you the owner of the property? yes

2. Briefly describe intention (or attach) and location of property:

We intend to develop this in accordance with the attached map.

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting

x _____ Subdivision Preliminary Meeting

x _____ Informational Meeting

AGENDA DATE 6/10/70

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map

_____ Variance (Notify F/B - Plans if necessary)

_____ Informational Meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed
_____ Z.B.A. action needed
_____ Site Plan needed
_____ Subdivision approval needed
_____ Water, Sewer and Highway action needed

ACTION TAKEN:

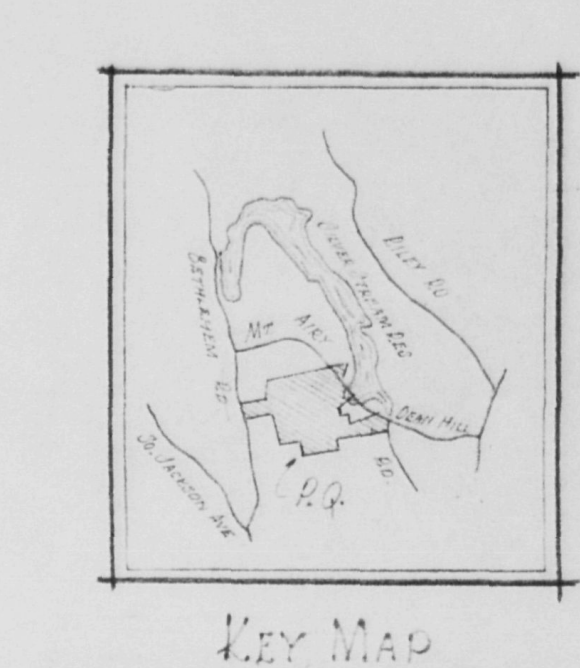
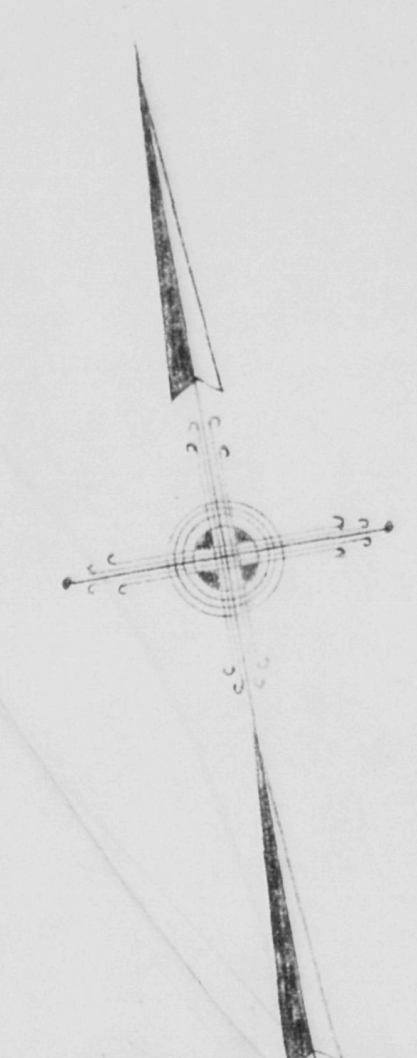
I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: _____

(APPLICANT)



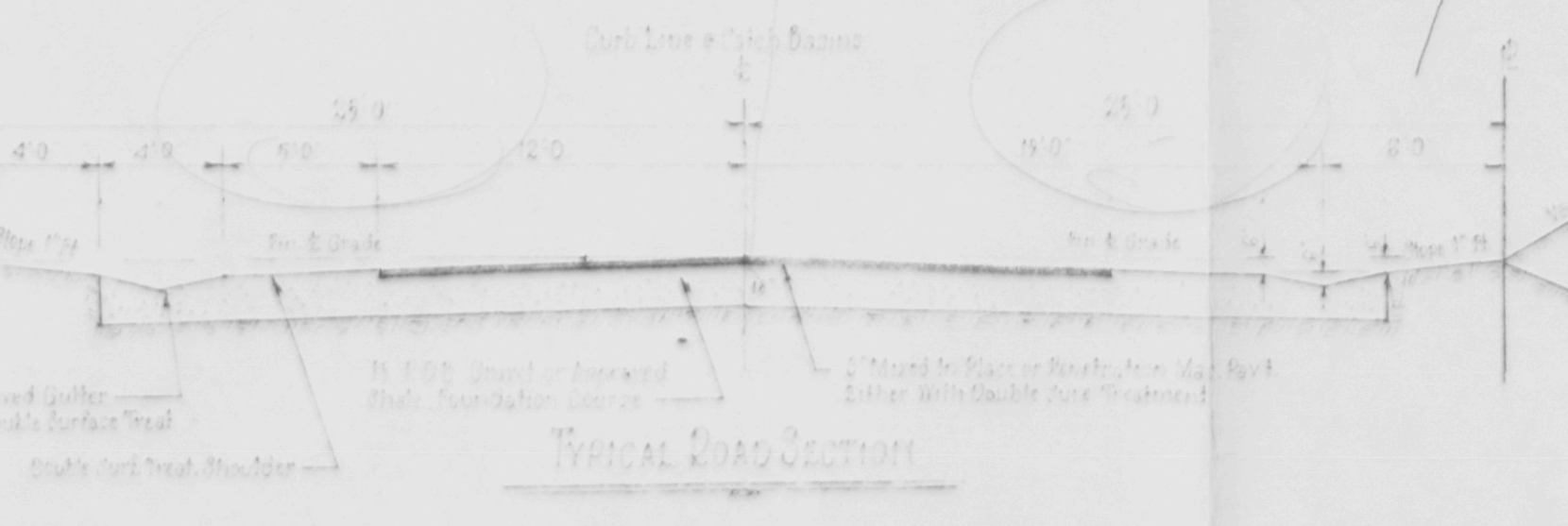
Preliminary Plat
Mount Air Estates
Town of New Windsor • County of Orange • N.Y.
Eugene W. Bailey, P.E., Assoc.
Civil Engineers • Planners • Land Surveyors
Hillside, N.C.
Scale 1"=100'
Dec. 1970



NOTE: COMPREHENSIVE 427 LOTS.

SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST
COUNTY OF ORANGE, NEW YORK
SHEET NO. 1 OF 1
PLAT NO. 100-1

APPROVED FOR THE TOWN OF NEW WINDSOR
PLANNING BOARD
BY *Eugene W. Bailey*
DATE: December 15, 1970
FILE NO. 100-1



Drawn by: [Signature]
Checked by: [Signature]